

1. *Introduction*

1.1 **INTRODUCTION**

This Final Environmental Impact Report (FEIR) has been prepared for the San Marino High School Michael White Adobe Project, State Clearinghouse No. 2008101154. The FEIR has been completed in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 et seq.) and CEQA Guidelines (California Administrative Code Section 15000 et seq.). This document represents the independent judgment of the San Marino Unified School District (District), which is the lead agency for the proposed project.

According to CEQA Guidelines, Section 15132, the FEIR shall consist of:

- (a) The Draft Environmental Impact Report (DEIR) or a revision of the Draft;
- (b) Comments and recommendations received on the DEIR either verbatim or in summary;
- (c) A list of persons, organizations, and public agencies comments on the DEIR;
- (d) The responses of the lead agency to significant environmental points raised in the review and consultation process; and
- (e) Any other information added by the lead agency.



This document contains responses to comments received on the DEIR for the San Marino High School Michael White Adobe Project during the public review period, which began August 10, 2009, and closed September 23, 2009. This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the lead agency. This document and the circulated DEIR compose the FEIR, in accordance with CEQA Guidelines, Section 15132.

1.2 **FORMAT OF THE FEIR**

This document is organized as follows:

Section 1, Introduction. This section provides the CEQA requirements for the FEIR, the content of this document, the environmental review process undertaken to date and that which would be required if the decision makers, the San Marino Unified School District Board of Education (Board of Education), were to approve the proposed project, and a brief summary of the proposed project, its location, and environmental significance.

Section 2, Response to Comments. This section provides a list of agencies and interested persons commenting on the DEIR, copies of comment letters received during the public review period, and individual responses to written comments. This section also includes responses to written responses received at two Public Hearings held by the District on August 18, 2009, and September 22, 2009, regarding the DEIR. To facilitate review of the responses, each comment letter has been reproduced and assigned a number (P-1 through P-4 for comments received during the DEIR public meetings, A-1 through A-11 for letters received from agencies and organizations, and R-1 through R-42 for letters

1. Introduction

received from residents). Individual comments have been numbered for each letter and the letter is followed by responses with references to the corresponding comment number.

Section 3. Revisions to the DEIR. This section contains revisions to the DEIR text and figures as a result of the comments received by agencies and interested persons as described in Section 2, and/or errors and omissions discovered subsequent to release of the DEIR for public review.

The responses to comments contain material and revisions that will be added to the text of the FEIR. San Marino Unified School District staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the DEIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a significant new environmental impact that was not previously included in the DEIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5.

Appendix A. Mitigation Monitoring and Reporting Program. The Mitigation Monitoring and Reporting Program (MMRP) lists all the mitigation measures required for implementation of the project, the phase in which the measures would be implemented, and the enforcement agency responsible for compliance. The monitoring program provides 1) a mechanism for giving the lead agency staff and decision makers feedback on the effectiveness of their actions; 2) a learning opportunity for improved mitigation measures on future projects; and 3) a means of identifying corrective actions, if necessary, before irreversible environmental damage occurs.

1.3 ENVIRONMENTAL REVIEW PROCESS

In conformance with CEQA and the *CEQA Guidelines*, the District conducted an extensive environmental review of the proposed San Marino High School Michael White Adobe Project.

- An Initial Study, which concluded that an EIR should be prepared, and Notice of Preparation (NOP) were released for a 30-day public review period from October 31, 2008, to December 1, 2008. At the request of the community, the review period was extended by 30 days, until December 31, 2008. The NOP was distributed to the State Clearinghouse; various state, regional, and local agencies; interested parties; and the Office of the Clerk of Los Angeles County. The NOP was published on October 30, 2008, in the *San Marino Tribune*.
- A scoping meeting for the DEIR was held on November 13, 2008, during the scoping process. The District invited the public, public agencies, and stakeholders to participate and identify specific topics of environmental concern, including alternatives that should be studied in the EIR.
- The District also published Notices to Sell the Michael White Adobe on November 14, 2008, in the *San Marino Tribune* and *Pasadena Star News*. The notice was televised on a local network station on February 6, 7, and 8, 2009, and posted on www.historicproperties.com from November 21, 2008, to present. The District contacted 16 agencies and organizations regarding its intent to sell the Adobe and prepare a DEIR.
- On May 26, 2009, District staff presented to the Board of Education the status of the proposed project and environmental review process. District staff explained the need to reduce the scope of the project, from the expansion of the swimming pool and removal of the Michael White Adobe to just the removal of the Adobe. The revised project description, status of the offer to sell

1. Introduction

the Adobe, and preparation of the DEIR were publicly discussed at the Board meeting. The Board approved the reduced scope of the project and the project name change from San Marino High School Pool Expansion to San Marino High School Michael White Adobe Project.

- Preparation of the DEIR took into consideration the comments received during the NOP process. The DEIR was made available for a 45-day public review period, beginning August 10, 2009, and ending September 23, 2009. Notice of the availability (NOA) of the DEIR was sent to interested persons and organizations, and posted at the District administrative office. The NOA was published on August 7, 2009, in the *Pasadena Star-News* and on both August 11, 2009, and September 17, 2009, in the *San Marino Tribune*. The NOA was also posted at the Office of the Clerk of Los Angeles County. The DEIR was also sent to the State Clearinghouse and available on the District website.
- Both the Initial Study/NOP and DEIR were made available for public review and comment pursuant to CEQA Guidelines Sections 15375 and 15087, respectively. The Initial Study/NOP and DEIR were available on the District website and at the following locations during their respective review periods:

San Marino Unified School District
1665 West Drive
San Marino, CA 91108

San Marino City Hall
2200 Huntington Drive
San Marino, CA 91108

Crowell Public Library
1890 Huntington Drive
San Marino, CA 91108

San Marino High School
2701 Huntington Drive
San Marino, California 91108



- The District held two public meetings on the DEIR: August 18, 2009, and September 22, 2009. The District invited the public, public agencies, and stakeholders to comment on the DEIR.
- Responses to all written comments on the DEIR, and verbal and written comments submitted at the DEIR public meetings are provided in this document (see Section 2). In accordance with Public Resources Code Section 21092.5, copies of the written responses to public agencies will be forwarded to commenting agencies at least 10 days prior to certifying the FEIR. The responses will be forwarded with copies of this FEIR, as permitted by CEQA, and will conform to the legal standards established for response to comments on DEIRs.
- On October 27, 2009, or soon thereafter, the District's Governing Board of Education will consider certification of the FEIR and project approval. The Board must consider and certify the EIR for its adequacy in compliance with CEQA and that it has reviewed and considered the information within the FEIR.

Because the proposed project would result in a significant impact, CEQA requires the lead agency to prepare and adopt written findings for each significant impact and alternative in the FEIR. The findings for the proposed project are presented in the Findings of Facts.

- After considering the FEIR and in conjunction with making findings, the lead agency must not approve the project if the project will have a significant effect on the environment after imposition of feasible mitigation or alternatives, unless the lead agency finds that the benefits of the proposed project outweigh the unavoidable adverse environmental effects (CEQA Guidelines Sections 15092).

1. Introduction

- The lead agency is required to adopt an MMRP, which is included in this document as Appendix A. If the lead agency decides to approve a project with unavoidable significant environmental effects, the lead agency is required to prepare a Statement of Overriding Considerations, which explains why the agency is willing to accept each significant effect (Public Resources Code Section 21081 and CEQA Guidelines Section 15093). In this way, CEQA requires the Board of Education to balance the benefits of a proposed project against unavoidable environmental risks in determining whether to approve the project.

1.4 PROJECT SUMMARY

The proposed project is the demolition of the Michael White Adobe (Adobe), which is on the San Marino High School campus. Demolition of the Adobe would expand the useable recreational space for students on the campus. Site preparation would include but not be limited to removal of items, such as the fencing around the Adobe, site paving, landscaping, wood-framed roof, porches, interior partitions, chimney, interior brick floors, windows, and utilities. Approximately four feet of soil below existing grade would be disturbed in order to demolish the Adobe and its footings. The site would be paved with asphalt or concrete with adequate drainage flow. Demolition of the Adobe would take one to two weeks and would occur shortly after project approval. Demolition could take place while school is in session.

1.5 PROJECT LOCATION

The project site is in the center of San Marino High School at 2701 Huntington Drive, in the City of San Marino, Los Angeles County. It is approximately two miles south of Interstate 210 (I-210), and approximately three miles east of State Route 110 (SR-110). The campus is on the north side of Huntington Drive, between Winston Avenue on the west and Gainsborough Drive on the east.

1.6 SUMMARY OF ENVIRONMENTAL SIGNIFICANCE

Implementation of the proposed San Marino High School Michael White Adobe Project would result in significant, adverse project- and cumulative-level impacts related to the loss of a historical resource. Mitigation measures have been identified to minimize the significant impact to the extent feasible (see Appendix A).

Three project alternatives were analyzed in the EIR. The ones in **bold** were determined to be environmentally superior to the proposed project:

- **No Project/No Demolition Alternative**
- **Relocation to Lacy Park**
- Stabilization In Situ