

3. *Revisions to the DEIR*

3.1 INTRODUCTION

This section contains revisions to the DEIR based upon 1) additional or revised information required to prepare a response to a specific comment; 2) applicable updated information that was not available at the time of DEIR publication; and/or 3) typographical errors. Changes made to the DEIR are identified here in ~~strikeout text~~ to indicate deletions and in **bold, italics, and underscore** to signify additions and insertions.

3.2 DEIR REVISIONS IN RESPONSE TO WRITTEN COMMENTS

The following text has been revised in response to comments received on the DEIR and/or errors and omissions discovered subsequent to public release of the DEIR.

Page 3-1, Section 3.2, Statement of Objectives

Page 7-2, Section 7.1.2, Project Objectives

Page 7-4, Section 7.2.2, Relocation and Stabilization to Rotary Park at Huntington Drive and Gainsborough

Page 7-5, Section 7.2.3, Rehabilitation In Situ

Page 7-6, Section 7.3.1, No Project Alternative

The following insertion has been provided to provide clarification.

- Reduce ~~Eliminate~~ liability **and hazards** associated with the Michael White Adobe, a non-Field Act compliant structure.

Page 3-2, Section 3.3, Project Description. The following revision is made for clarification.

Once removed, the Adobe would be replaced with a concrete-asphalt open area that would be accessible to all school occupants. This area would provide new space for students to congregate **and view athletic events, competitions, and practices** (see Figure 3-3).

Page 4-1, Section 4.2, Regional Environmental Setting. The following revision is made in response to comment A2-8.

The Winston Avenue Neighborhood, immediately west of San Marino High School, has predominantly two-story homes **with lot sizes in the range** of approximately 12,000 square feet, often in Mediterranean and Spanish styles.



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Page 4-8, Section 4.4, Assumptions Regarding Cumulative Impacts. The following revision is made in response to comment A2-10.

The CEQA Guidelines (Section 15130 (b)(1)) state that the information utilized in an analysis of cumulative impacts should come from one of two sources:

- A. A list of past, present, and probable future projects producing related cumulative impacts, including, if necessary, those projects outside the control of the agency; or
- B. A summary of projections contained in an adopted general plan or related planning document designed to evaluate regional or area-wide conditions.

The cumulative impact analyses in this DEIR are based on methods A and B, as well as on existing ranchos in Southern California. Cumulative impacts are analyzed by considering concurrent development projects in the project area.

The majority of the City of San Marino has been developed, largely with residences. Very few development projects occur in the City. As of January 2009, only five development projects were underway in the City of San Marino. The project site is also within ~~two~~ one mile s of the cities of Pasadena, San Gabriel, Temple City, Alhambra, and unincorporated portions of the County of Los Angeles. Requests were submitted to these governments for information regarding new development within their respective boundaries. Table 4-1 contains a list of new developments within two miles of the proposed project, as provided by the above-listed agencies. This list of projects serves as the basis for the cumulative analyses provided in the individual sections of Chapter 5, *Environmental Analysis*.

Page 7-5, Section 7.2, Alternatives Considered and Rejected During the Scoping/Project Planning Process. The following revision is inserted to discuss a project alternative which was considered during the public review period of the DEIR.

7.2.5 Disassembly and Storage Alternative

Under this alternative, the Adobe would be disassembled, rather than demolished, with an emphasis on salvaging the adobe bricks. The adobe bricks make up the walls and are the most historically significant aspect of the Adobe as it currently exists. This alternative entails the following five steps: verification of historical building fabric (based on association with the period of significance identified in the DEIR), documentation including investigation, measuring, drawing, and photographing), disassembly, transport, and storage.

Under this alternative, the adobe bricks could be stored outdoors on pallets covered by tarps or on pallets inside a ventilated warehouse. At the time of writing this FEIR, it is unknown how long or where the adobe bricks and other materials of the disassembled building would be stored. The District has formally contacted both the City of San Marino and San Marino Historical Society for their assistance in implementing this new alternative. Specifically, the District asked the City whether it would accept the dismantled Adobe and store it at either Lacy Park or a City warehouse. The District also asked the historical society whether it would accept the dismantled Adobe and store it at a ventilated warehouse, as well as whether it can spearhead efforts to reassemble the Adobe, and to date, the District has not received an affirmative response to these specific questions from either entity. Because there is insufficient information concerning the alternative (i.e., lack of available storage location, unspecified period of storage time, and unknown terms of

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whether the Adobe would be reconstructed in accordance with the Secretary of the Interior Standards) to allow meaningful evaluation, analysis, and comparison with the proposed project (CEQA Guidelines 15126,6(d)), and although this alternative could potentially be implemented to achieve Secretary Standards, with the above-listed uncertainties, impacts to the historical resource under this alternative would remain significant. This alternative is deemed infeasible and is rejected from further consideration.

Page 7-15, Section 7.3.2, Relocation to Lacy Park Alternative. The following revision is made to reflect revised cost estimates.

Conclusion

The Relocation to Lacy Park Alternative would be environmentally superior to the proposed project in the area of cultural resources, and environmentally inferior to the proposed project in the area of noise. It would cost approximately ~~\$1,158,328~~ **\$1,152,967** (see Appendix ~~G~~ **B of the FEIR for breakdown of fees**) to implement and would also fail to meet the following project objective:

- Avoid disruption to the educational and recreational activities at San Marino High School and other San Marino Unified School District properties.

Page 7-17, Section 7.4, Environmentally Superior Alternative. The following revision is made to reflect revised cost estimates.



**Table 7-4
Summary of Environmental Effects of Proposed Project and Alternatives**

| | Cost | Environmental Impacts Relative to Proposed Project | |
|--|---|---|--|
| | | Cultural | Noise |
| Proposed Project (Demolition of Adobe) | \$176,493 <u>\$171,132</u> | Significant | Less Than Significant With Mitigation Incorporated |
| No Project | \$0 | Similar | Superior |
| Relocation to Lacy Park | \$1,158,328 <u>\$1,152,967</u> | Superior | Inferior |
| Stabilization In Situ | \$1,040,007 | Similar | Similar |

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