

1. *Executive Summary*

1.1 INTRODUCTION

This Draft Environmental Impact Report (DEIR) addresses the environmental effects associated with the implementation of the proposed San Marino High School Michael White Adobe Project. The California Environmental Quality Act (CEQA) requires that local government agencies, prior to taking action on projects over which they have discretionary approval authority, consider the environmental consequences of such projects. An Environmental Impact Report (EIR) is a public document designed to provide the public and local and state governmental agency decision makers with an analysis of potential environmental consequences to support informed decision making. This document focuses on those impacts determined to be potentially significant as discussed in the Initial Study completed for this project (see Appendix A).

This DEIR has been prepared pursuant to the requirements of CEQA and the CEQA Guidelines. The San Marino Unified School District (District), as the lead agency, has reviewed and revised as necessary all submitted drafts, technical studies, and reports to reflect its own independent judgment.

Data for this DEIR was obtained from onsite field observations, discussions with affected agencies, analysis of adopted plans and policies, review of available studies, reports, data and similar literature, and specialized environmental assessments (historical resources and noise).

1.2 ENVIRONMENTAL PROCEDURES

This DEIR has been prepared pursuant to CEQA to assess the environmental effects associated with implementation of the proposed project, as well as anticipated future discretionary actions and approvals. The six main objectives of this document as established by CEQA are listed below:

- 1) To disclose to decision makers and the public the significant environmental effects of proposed activities.
- 2) To identify ways to avoid or reduce environmental damage.
- 3) To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
- 4) To disclose to the public reasons for agency approval of projects with significant environmental effects.
- 5) To foster interagency coordination in the review of projects.
- 6) To enhance public participation in the planning process.

An EIR is the most comprehensive form of environmental documentation identified in CEQA and the CEQA Guidelines and provides the information needed to assess the environmental consequences of a proposed project, to the extent feasible. EIRs are intended to provide an objective, factually supported, full-disclosure



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analysis of the environmental consequences associated with a proposed project that has the potential to result in significant, adverse environmental impacts.

An EIR is also one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Prior to approving a proposed project, the lead agency must consider the information contained in the EIR, determine whether the EIR was properly prepared in accordance with CEQA and the CEQA Guidelines, determine that it reflects the independent judgment of the lead agency, adopt findings concerning the project's significant environmental impacts and alternatives, and adopt a Statement of Overriding Considerations if the proposed project would result in significant impacts that cannot be avoided.

1.2.1 EIR Format

This DEIR has been formatted as described below.

Section 1. Executive Summary: Summarizes the background and description of the proposed project, the format of this EIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the project.

Section 2. Introduction: Describes the purpose of this EIR, background on the project, the Notice of Preparation, Final EIR certification, and mitigation monitoring.

Section 3. Project Description: A detailed description of the project, the objectives of the proposed project, the project area and location, approvals anticipated to be included as part of the project, and the intended uses of this EIR.

Section 4. Environmental Setting: A description of the physical environmental conditions in the vicinity of the project as they existed at the time the Notice of Preparation was published, from both a local and regional perspective, and information about other ongoing projects which the EIR considers cumulatively with the proposed project. The environmental setting provides baseline physical conditions from which the lead agency determines the significance of environmental impacts resulting from the proposed project.

Section 5. Environmental Analysis: A brief discussion of each environmental category eliminated from further analysis by the Initial Study, and an in-depth analysis of the environmental categories identified for further review by the Initial Study. This section provides, for each environmental category analyzed, a description of the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the project; the existing environmental setting; the potential adverse and beneficial effects of the project; the level of impact significance before mitigation; the mitigation measures for the proposed project; the level of significance of the adverse impacts of the project after mitigation is incorporated and the potential cumulative impacts associated with the proposed project and other existing, approved, and proposed development in the area.

Section 6. Significant Unavoidable Adverse Impacts: Describes the significant unavoidable adverse impacts of the proposed project.

Section 7. Alternatives to the Proposed Project: Describes the impacts of the alternatives to the proposed project, including the No Project Alternative, Relocation to Lacy Park Alternative, and Stabilization In Situ Alternative.

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Section 8. Impacts Found Not to Be Significant: Briefly describes the potential impacts of the project that were determined not to be significant by the Initial Study and were therefore not discussed in detail in this DEIR.

Section 9. Significant Irreversible Changes Due to the Proposed Project: Describes the significant irreversible environmental changes associated with the project.

Section 10. Growth-Inducing Impacts of the Project: Describes the ways in which the proposed project would cause increases in employment or population that could result in new physical or environmental impacts.

Section 11. Organizations and Persons Consulted: Lists the people and organizations that were contacted during the preparation of this EIR for the proposed project.

Section 12. Qualifications of Persons Preparing EIR: Lists the people who prepared this EIR for the proposed project.

Section 13. Bibliography: A bibliography of the technical reports and other documentation used in the preparation of this EIR for the proposed project.

Appendices. The appendices for this document contain the following supporting documents:

- Appendix A: Notice of Preparation and Initial Study
- Appendix B: Responses to the Notice of Preparation
- Appendix C: Loss Control Field Inspection
- Appendix D: Historical Resources Technical Report
- Appendix E: Agency Information Requests
- Appendix F: Noise Appendix
- Appendix G: Cost Estimates of Alternatives Considered



1.2.2 Type and Purpose of This DEIR

This DEIR has been prepared as a focused Project EIR as defined by State CEQA Guidelines (Section 15161, California Code of Regulations, Title 14, Division 6, Chapter 3). This type of EIR examines the environmental impacts of a specific development project and focuses primarily on the changes in the environment that would result from that project. The EIR shall examine all phases of the project including planning, construction, and operation.

1.3 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.

1.4 PROJECT SUMMARY

The proposed project would demolish the Michael White Adobe (Adobe), an existing building on the San Marino High School campus. 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.

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1.5 SUMMARY OF PROJECT ALTERNATIVES

CEQA requires that an EIR include a discussion of reasonable project alternatives that would “feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any significant effects of the project, and evaluate the comparative merits of the alternatives” (CEQA Guidelines Section 15126.6). The following three project alternatives were identified and analyzed for relative impacts as compared to the proposed project:

- No Project Alternative
- Relocation to Lacy Park
- Stabilization In Situ

The following presents a summary of the alternatives analyzed in the EIR. These alternatives were developed to avoid or substantially lessen the significant impacts the project could have on historical resources. Please refer to Chapter 7 of this DEIR for a complete discussion of each of the alternatives and their associated impacts.

1.5.1 No Project Alternative

Under this alternative, no changes to the project site would occur. The Adobe would maintain in its current condition with limited public access and would continue to be gated to deter unauthorized entry. Minimal maintenance of the Adobe would continue to be performed by the District.

1.5.2 Relocation to Lacy Park

On May 13, 2009, the City Council unanimously approved a resolution to allow the Adobe to be relocated to Lacy Park, near the historic Armin Thurnher House, and take ownership, as long as the City would not incur any costs to relocate, landscape, or refurbish the Adobe. If economically feasible, under this alternative, the Adobe would be relocated to Lacy Park at 1485 Virginia Road in San Marino, which is approximately 1.4 miles from San Marino High School. As the City of San Marino is the only entity that has demonstrated willingness to accept the building, Lacy Park was determined to be the only feasible recipient site for the Adobe. Once relocated, the Adobe would be stabilized on a new foundation and be watertight. The Adobe would operate in a manner similar to the Thurnher House and would be accessible on a regular basis to the public.

1.5.3 Stabilization In Situ

Under the Stabilization In Situ Alternative, the Adobe would not be demolished, but would be stabilized in its current location for school use. This alternative would be conducted in accordance with the requirements of the Division of the State Architect (DSA) for allowing school use of existing nonconforming buildings. This alternative would allow students and staff of San Marino High School to occupy the Adobe.

1.6 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this DEIR adequately describes the environmental impacts of the project.

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2. Whether the benefits of the project override those environmental impacts which cannot be feasibly avoided or mitigated to a level of insignificance.
3. Whether the proposed land use changes are compatible with the character of the existing area.
4. Whether the identified goals, policies, or mitigation measures should be adopted or modified.
5. Whether there are other mitigation measures that should be applied to the project besides the Mitigation Measures identified in the DEIR.
6. Whether implementation of the Relocation to Lacy Park Alternative, which would substantially lessen the significant impacts of the proposed project and achieve most of the basic project objectives, is technically and financially feasible.
7. Whether implementation of the Relocation to Lacy Park Alternative is economically feasible.

1.7 AREAS OF CONTROVERSY

Areas of controversy include the following:

1. Potential loss of a historic building. Comments regarding the historic building and the proposed project have been received by the District in response to the Notice of Preparation released by the District for the proposed project.
2. Although the project's preservation consultants believe it is technically feasible to relocate the Adobe, a successful move of an adobe building has not been documented. If adequate funding is identified to implement the Relocation to Lacy Park Alternative, it is questionable whether the Adobe can be relocated in a successful manner.
3. Due to the dire economic conditions of the state and District, it is not certain that the District can identify adequate funding sources to implement the Relocation to Lacy Park Alternative.



1.8 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION

Table 1-1 summarizes the conclusions of the environmental analysis contained in this EIR. Impacts are identified as significant or less than significant and for all significant impacts mitigation measures are identified. The level of significance after imposition of the mitigation measures is also presented.

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**Table 1-1
Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation**

| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|---|--|---|---|
| 5.1 CULTURAL RESOURCES | | | |
| Impact 5.1-1: The proposed project would impact the Michael White Adobe, an identified historic resource. | Potentially significant. | 1-1 The San Marino Unified School District shall engage a professional architectural photographer and an architectural historian meeting the Secretary of the Interior's Professional Qualifications Standards (Architectural Historian) to implement Historic American Building Survey (HABS) Level II documentation of the current status of the Adobe and its setting consisting of both photographs and a written narrative. The Architectural Historian shall direct the photographer to take images that duplicate views shown in the 1936 HABS documentation as well additional views. No less than 15 photographs shall be used to document the current status of the Adobe and its setting. The photographs shall be large format, 4-inch by 5-inch, black and white negatives (two sets), contact prints (one set) and 8-inch by 10-inch prints (two sets). All shall be archivally processed and prints shall be made on fiber-based paper. Two original negatives shall be made at the time the photographs are taken. One set of negatives shall travel with set of contact prints to the National Park Service for entry into the HABS collection in the Library of Congress; the second set of negatives shall be transmitted to the San Marino Public Library along with one set of 8-inch by 10-inch prints. A second set of 8-inch by 10-inch prints shall be transmitted to the San Marino Historical Society. The written narrative shall reformat the information contained in this assessment and be transmitted to all the repositories named. Photocopies of the previous HABS documentation including drawings and photographs prepared in 1936 shall be transmitted to both the San Marino Public Library and San Marino Historical Society along with the contemporary work. The draft documentation shall be assembled by the Architectural Historian and submitted to the District Superintendent or designee for review and approval prior to submittal to the repositories. The District Superintendent or designee shall accept the final documentation prior to work on the Adobe site. If the plaque on a pedestal is removed from its existing location, the District Superintendent or designee shall approve final relocation plans for the plaque to ensure the Adobe site is interpreted. | Significant and unavoidable. |

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| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|---|--|--|---|
| | | 1-2 The period furnishings, ephemera and other personal property contained within the Adobe appear to be the property of the San Marino Historical Society and shall be returned to the owner or set aside prior to commencement of any construction, including demolition and site preparation, activity on the property. | |
| Impact 5.1-2: Development of the project could impact archaeological resources. | Potentially significant. | 1-3 The San Marino Unified School District shall engage a Register of Professional Archaeologists (RPA) certified archaeologist (Archaeologist) to prepare a predictive archaeological model and treatment plan, including a monitoring program. The treatment plan shall include a plan for recovery of significant information including documentation of any foundations, footings or other subsurface evidence of adobe construction and 19th and early 20th century domestic use. The Archaeologist shall implement the treatment plan by monitoring construction activities on the Adobe site at all times that ground disturbing work is under way. Artifacts recovered from the Adobe site shall be made available to local repositories including the San Marino Historical Society, Old Mill Foundation and Huntington Library. However, the recovered artifacts may be disposed of if no local repository is willing or able to accept them. The draft predictive archaeological model and treatment plan shall be assembled by the Archaeologist and submitted to the District Superintendent or designee for review and approval and the District Superintendent or designee shall accept the final predictive archaeological model and treatment plan prior to work on the Adobe site. The final report documenting information and artifact recovery shall be submitted to the District Superintendent or designee for review and approval and when approved, shall be transmitted to the South Central Coastal Information Center at California State University, Fullerton for entry into the records of the California Historical Resources Information System (CHRIS). | Less than significant. |
| Impact 5.1-3: Development of the proposed project could impact paleontological resources. | Potentially significant. | 1-4 Should paleontological soils be uncovered during grading, a paleontological monitor shall also be retained by the District, upon the archaeological monitor's request, to oversee ground-disturbing activities, including but not limited to all grading, excavation, and site preparation. The paleontological monitor shall have the authority to halt any activities adversely impacting potentially significant resources. Should fossil-bearing formations be uncovered, the monitor shall | Less than significant. |

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| <i>Environmental Impact</i> | <i>Level of Significance Before Mitigation</i> | <i>Mitigation Measures</i> | <i>Level of Significance After Mitigation</i> |
|--|--|--|---|
| | | professionally collect any specimens without impeding development. Any paleontological artifacts recovered shall be preserved, as determined necessary by the project paleontologist, and offered to an accredited and permanent scientific institution for the benefit of current and future generations. This mitigation measure shall also apply to trenching for utilities, geological testing, and any other ground-disturbing activities associated with the proposed project. | |
| Cumulative Impacts | Potentially significant. | n/a | Significant and unavoidable. |
| 5.2 NOISE | | | |
| Impact 5.2-1: Construction activities associated with the project would temporarily elevate the daytime noise environment in the vicinity of noise-sensitive uses. | Potentially significant. | <p>2-1 Prior to construction, the construction contractor shall coordinate with the San Marino Unified School District administrators for San Marino High School to discuss construction activities that generate high noise levels. Coordination between the administrators and the construction contractor shall continue on an as-needed basis throughout the construction phase of the project to avoid potential disruption of classroom activities as feasible.</p> <p>2-2 The San Marino Unified School District shall specify that the contractor shall properly maintain and tune all construction equipment in accordance with the manufacture's recommendations to minimize noise emissions.</p> <p>2-3 The San Marino Unified School District shall specify that the contractor shall fit all equipment with properly operating mufflers, air intake silencers, and engine shrouds no less effective than as originally equipped by the manufacturer.</p> <p>2-4 The San Marino Unified School District shall specify that the construction contractor shall place stationary construction equipment and material delivery (loading/unloading) areas as far from adjacent residential and classroom uses as is feasible, but no closer than 50 feet.</p> | Less than significant. |

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Summary of Environmental Impacts, Mitigation Measures and Levels of Significance After Mitigation

| Environmental Impact | Level of Significance Before Mitigation | Mitigation Measures | Level of Significance After Mitigation |
|---|--|----------------------------|---|
| Impact 5.2-2: Operation of the project would not generate a substantial increase in noise levels. | Less than significant. | n/a | Less than significant. |
| Cumulative Impacts | Less than significant. | n/a | Less than significant. |