

## 2. *Introduction*

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### **2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT**

The California Environmental Quality Act (CEQA) requires that all state and local governmental agencies consider the environmental consequences of projects over which they have discretionary authority prior to taking action on those projects. This Draft Environmental Impact Report (DEIR) has been prepared to satisfy CEQA, as set forth in the Public Resources Code Section 21000, et seq. and the State CEQA Guidelines, Title 14 California Code of Regulations, Section 15000, et seq. The Environmental Impact Report (EIR) is the public document designed to provide decision makers and the public with an analysis of the environmental effects of the proposed project, to indicate possible ways to reduce or avoid environmental damage, and to identify alternatives to the project. The EIR must also disclose significant environmental impacts that cannot be avoided; growth-inducing impacts; effects not found to be significant; and significant cumulative impacts of all past, present, and reasonably foreseeable future projects.

Pursuant to CEQA Section 21067, the Lead Agency means “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.” The San Marino Unified School District (District) has the principal responsibility for approval of the San Marino High School Michael White Adobe Project. For this reason, the District is the CEQA Lead Agency for this project.

The intent of the DEIR is to provide sufficient information on the potential environmental impacts of the proposed San Marino High School Michael White Adobe Project to allow the District to make an informed decision regarding approval of the project. Specific discretionary actions to be reviewed by the District are described later in Section 4.3.3 (Project Approvals).

This DEIR has been prepared in accordance with requirements of the:

- California Environmental Quality Act (CEQA) of 1970, as amended (Public Resources Code Section 21000 et seq.)
- State Guidelines for the Implementation of the CEQA of 1970 (herein referenced as CEQA Guidelines), as amended (California Code of Regulations Sections 15000 et seq.)

The overall purpose of this DEIR is to inform the lead agency, responsible agencies, decision makers, and the general public of the environmental effects of the development and operation of the proposed San Marino High School Michael White Adobe Project. This DEIR addresses the potential environmental effects of the project, including effects that may be significant and adverse; evaluates a number of alternatives to the project; and identifies mitigation measures to reduce or avoid adverse effects.

### **2.2 NOTICE OF PREPARATION AND INITIAL STUDY**

The District determined that an EIR would be required for this project and issued a Notice of Preparation (NOP) and Initial Study in October 2008 (see Appendix A). Comments received during the public review period, which extended from October 31, 2008, to December 1, 2008, are in Appendix B.



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The NOP process is used to help determine the scope of the environmental issues to be addressed in the DEIR. Based on this process and the Initial Study for the project, certain environmental categories were identified as having the potential to result in significant impacts. Issues considered Potentially Significant are addressed in this DEIR. Issues identified as Less Than Significant or No Impact are not addressed beyond the discussion in the Initial Study. Refer to the Initial Study in Appendix A and Section 5.0 for discussion of how these initial determinations were made.

### **2.3 SCOPE OF THIS DEIR**

Based upon the Initial Study, District staff determined that a DEIR should be prepared for the proposed project. The scope of the DEIR was determined based upon the District's Initial Study, comments received in response to the NOP, comments received at the scoping meeting conducted by the District, comments received in response to the District's offer to sell the Michael White Adobe (Adobe), and changed economic conditions since the release of the Initial Study and NOP for public review. Pursuant to Sections 15126.2 and 15126.4 of the State CEQA Guidelines, the DEIR should identify any potentially significant adverse impacts and recommend mitigation that would reduce or eliminate potentially significant impacts to levels of less than significant.

#### **2.3.1 Impacts Considered Less Than Significant**

Fourteen environmental impact categories are identified here as not significantly affected by, or affecting the proposed San Marino High School Michael White Adobe Project and as such are not discussed in detail in this DEIR. This determination was made by the District in its preparation of the Initial Study and further elaborated in Section 5.0 of this DEIR.

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

#### **2.3.2 Potentially Significant Adverse Impacts**

Two environmental factors have been identified as potentially significant impacts if the proposed project is implemented. These factors are listed below and further discussed in Sections 5.1 and 5.2 of this DEIR, respectively:

- Cultural Resources
- Noise

### **2.3.3 Unavoidable Significant Adverse Impacts**

This DEIR identifies one significant and unavoidable adverse impact, as defined by CEQA, that would result from implementation of the proposed project. Unavoidable adverse impacts may be considered significant on a project-specific basis, cumulatively significant, and/or potentially significant. If the District, as the Lead Agency, determines that unavoidable significant adverse impacts will result from the project, such as the loss of a historical resource in the case of the proposed project, the District must prepare a “Statement of Overriding Considerations” before it can approve the project. A Statement of Overriding Considerations states that the decision-making body has balanced the benefits of the proposed project against its unavoidable significant environmental effects and has determined that the benefits of the project outweigh the adverse effects and, therefore, the adverse effects are considered acceptable. The analysis in this DEIR concluded that implementation of the proposed project would result in a significant and unavoidable impact to historical resources, as discussed in Section 5.1 and Chapter 6 of the DEIR.

### **2.4 FINAL EIR CERTIFICATION**

This DEIR is being circulated for public review for a period of 45 days. Interested agencies and members of the public are invited to provide written comments on the DEIR to the District address shown on the title page of this document. Upon completion of the 45-day review period, the District will review all written comments received and prepare written responses for each comment. A Final EIR (FEIR) will then be prepared incorporating all of the comments received, responses to the comments, and any changes to the DEIR that result from the comments received. This FEIR will then be presented to the District for potential certification as the environmental document for the project. All persons who commented on the DEIR will be notified of the availability of the FEIR and the date of the public hearing before the District.

The DEIR is available to the general public for review at the following locations:

- 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

### **2.5 MITIGATION MONITORING AND REPORTING PROGRAM**

Public Resources Code Section 21081.6 requires that agencies adopt a mitigation monitoring and reporting program for any project for which it has made findings pursuant to Public Resources Code 21081 or adopted a Negative Declaration pursuant to 21080(c). Such a program is intended to ensure the implementation of all mitigation measures adopted through the preparation of an EIR or Negative Declaration.

The Mitigation Monitoring and Reporting Program for the San Marino High School Michael White Adobe Project will be completed as part of the Final EIR prior to consideration of the project by the District Board of Education.



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