

## 3. *Project Description*

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### 3.1 **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. Figure 3-1, *Regional Location*, and Figure 3-2, *Local Vicinity*, illustrate the project site in its regional and local contexts.

### 3.2 **STATEMENT OF OBJECTIVES**

The following objectives have been established for the San Marino High School Michael White Adobe Project and will aid decision makers in their review of the proposed project and its associated environmental impacts:

- Maximize the net useable space on the San Marino High School campus.
- Maintain the San Marino High School campus and other District-owned property in a manner that reflects the prudent and efficient use of public resources.
- Ensure the efficient and responsible use of District funds.
- Avoid disruption to the educational and recreational activities at San Marino High School and other San Marino Unified School District properties.
- Reduce costs associated with the maintenance of the Michael White Adobe.
- Reduce liability associated with the Michael White Adobe, a non-Field Act compliant structure.
- Increase public access to the Michael White Adobe.
- Consider the feasibility of preserving the Michael White Adobe, either in situ or at Lacy Park.
- Develop mitigation measures or alternatives to reduce or eliminate potentially significant effects.

### 3.3 **PROJECT DESCRIPTION**

“Project,” as defined by the CEQA Guidelines, means “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is ... an activity directly undertaken by a public agency” (CEQA Guidelines 15378[a][1]).

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 on the campus. Site preparation would include but not be limited to removal of items, including the fencing around the



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Adobe, site paving, landscaping, wood-framed roof, porches, interior partitions, chimney, interior brick floors, windows, and utilities. Demolition of the Adobe would be accomplished by first protecting the adjacent sports facilities from debris and damage. The existing plaque on a pedestal from 1956 would either be retained in place or relocated. If relocated, the plaque may be removed from its pedestal and permanently mounted either on a wall or in paving near to the project site. Approximately four feet of soil below existing grade would be disturbed to demolish the Adobe and its footings in order to provide for paving 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.

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 (see Figure 3-3). The concrete footings that currently support the Adobe would be removed. The Adobe and immediately surrounding area, including the area that is currently fenced around the Adobe, would be “capped” with concrete; a flat concrete slab would be installed in the ground currently supporting the Adobe. Capping the site would prevent stormwater from collecting and creating hazards. The wrought-iron fence along the north and east sides of the project site would be removed. Fencing south and west of the site that separate the site from the pool deck would remain for safety; the pool deck is approximately five feet lower than the project site .

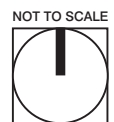
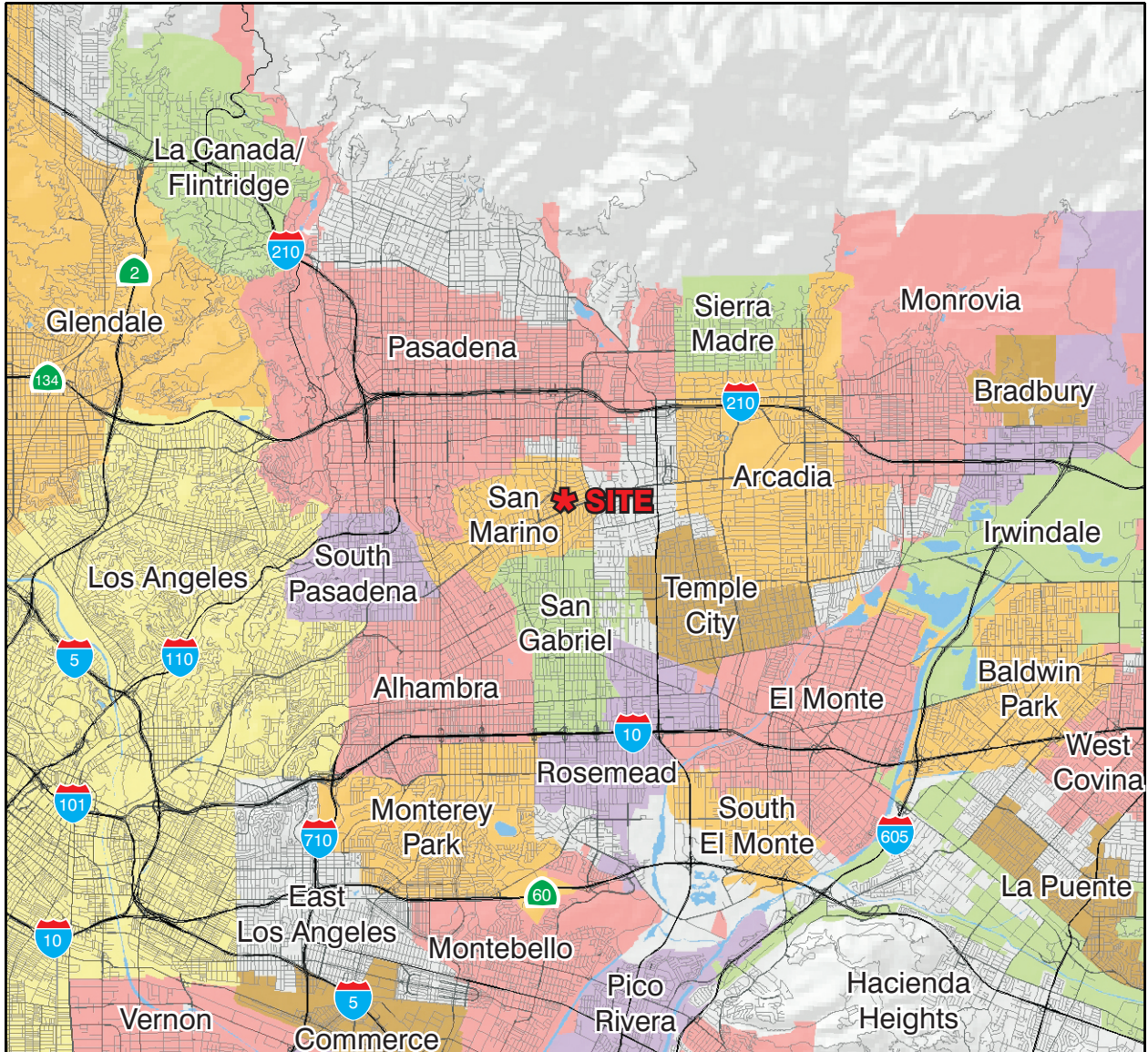
#### 3.4 INTENDED USES OF THE EIR

This Draft EIR is a focused Project DEIR, which examines the environmental impacts of the proposed San Marino High School Michael White Adobe Project. It is the intent of this DEIR to enable the San Marino Unified School District, other responsible agencies, and interested parties to evaluate the environmental impacts of the proposed project, thereby enabling the District Board of Education to make informed decisions with respect to the requested actions. The anticipated approval required for this project is:

<i>Lead Agency</i>	<i>Action</i>
San Marino Unified School District Board of Education	<ul style="list-style-type: none"><li>• Certification of EIR as it relates to its legal adequacy.</li><li>• Approval of the proposed project or project alternatives as described in the EIR.</li></ul>

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## Regional Location



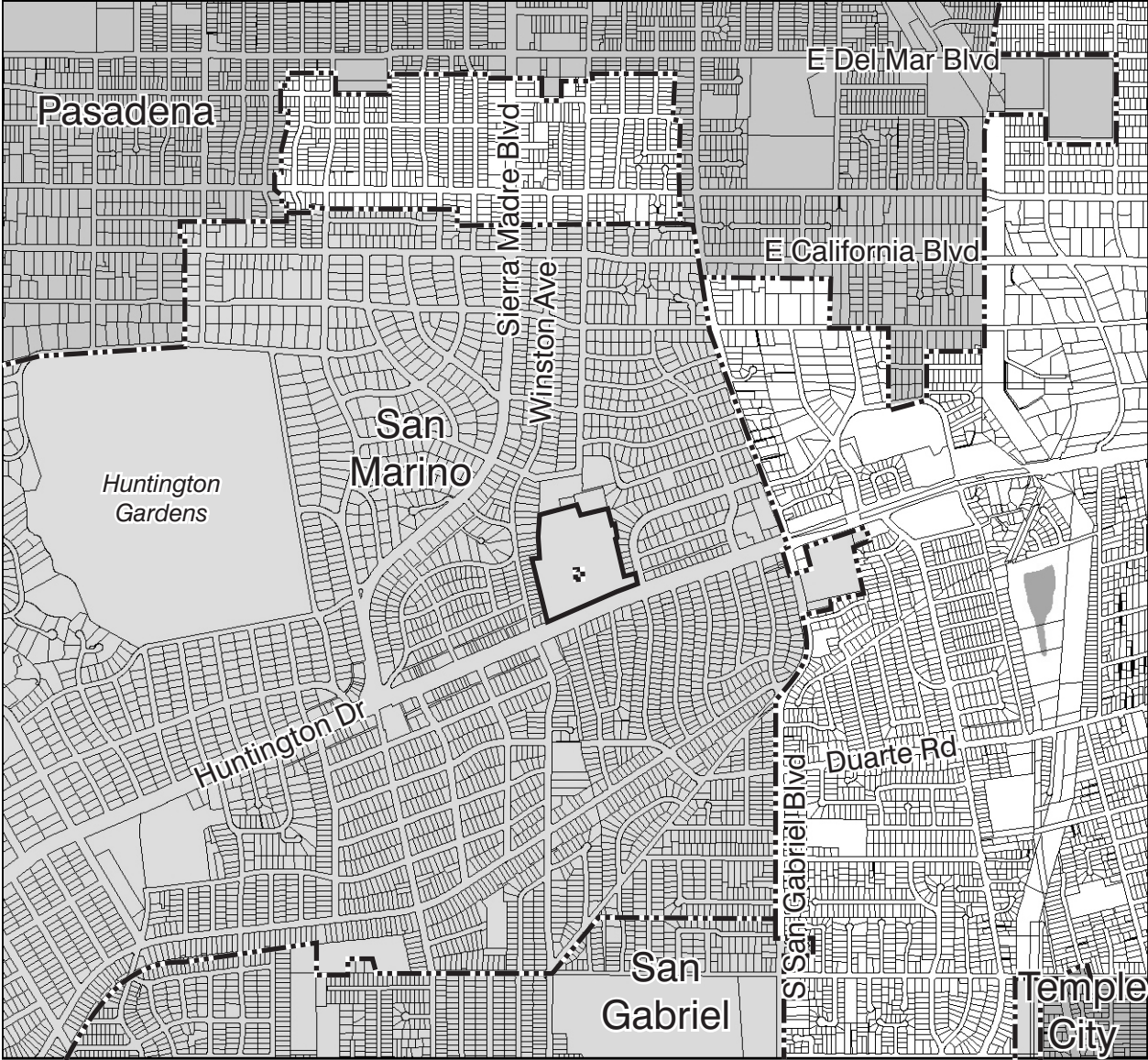
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Local Vicinity



- San Marino High School Boundary
- ..... Site Boundary

0 2,000  
Scale (Feet)



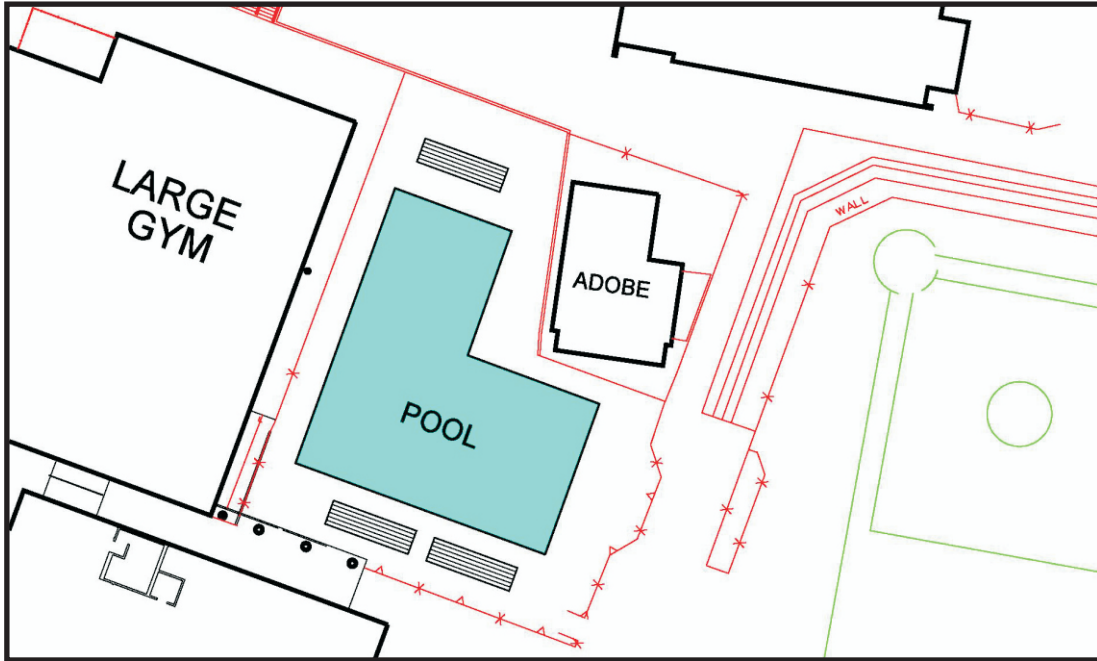
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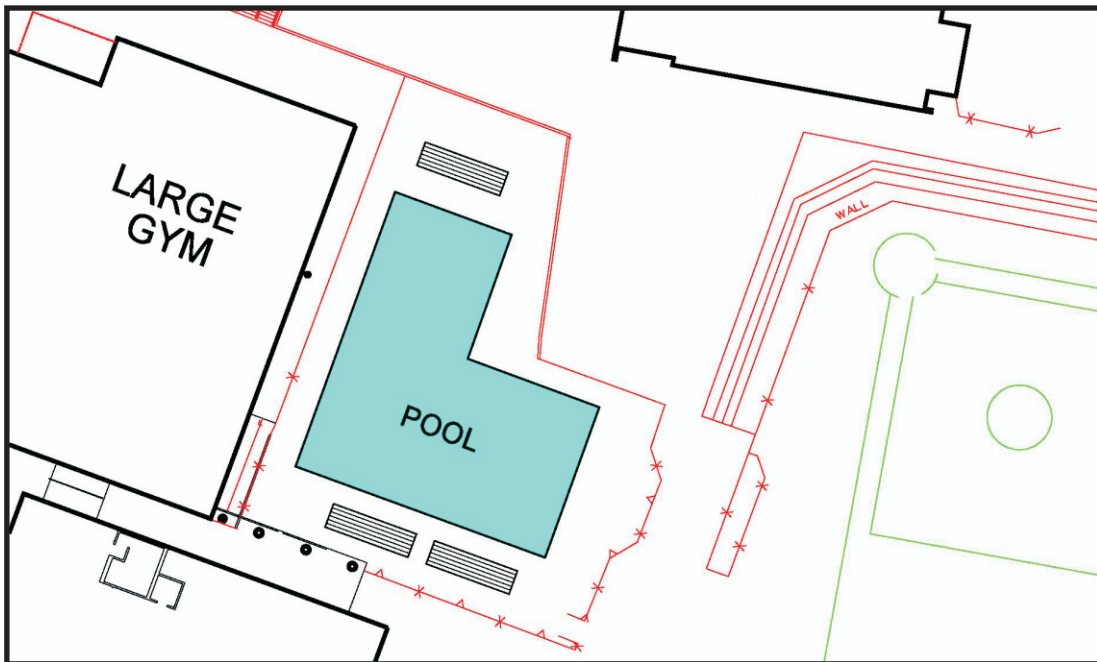
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3. Project Description

Existing and Proposed Layout



Existing Layout of Project Site



Proposed Layout of Project Site



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