

INTRODUCTION

This document is a Draft Environmental Impact Report (EIR) with respect to the Mission Bell Mixed-Use Project (Project) and has been prepared by the City of South Pasadena (City) to comply with the California Environmental Quality Act (CEQA).

CEQA requires that projects subject to an approval action by a public agency of the State of California, and that are not otherwise exempt or excluded, undergo an environmental review process to identify and evaluate potential impacts. Section 15050 of the CEQA Guidelines states that environmental review shall be conducted by the Lead Agency, defined in CEQA Guidelines Section 15367 as the public agency with principal responsibility for approving a project. The Project is subject to approval actions by the City, which is therefore Lead Agency for CEQA purposes.

In accordance with CEQA Guidelines Section 15123, this section of the Draft EIR provides a brief description of the Project; identifies significant effects and proposed mitigation measures or alternatives that would reduce or avoid those effects; and describes areas of controversy and issues to be resolved.

OVERVIEW OF THE PROPOSED PROJECT

Project Objectives

Section 15124(b) of the CEQA Guidelines states that “the statement of objectives should include the underlying purpose of the project.” The underlying purpose of the Project is to redevelop the site with residential and commercial uses and achieve the following objectives:

- Maximize the development potential for the Project site based on the parameters of the Mission Street Specific Plan.
- Implement the Mission Street Specific Plan objectives for the Project site as follows:
 - a. Preserve, renovate, and reuse the historic building located at 1115 Mission Street through rehabilitation of the building for new uses.
 - b. Contribute to the development of the MSSP Core Area as a pedestrian oriented retail commercial area to include restaurants and specialty retail uses at the ground level and residential uses above.
 - c. Provide parking adequate to serve new uses and Gold Line patrons.
- Create compelling public and private open space with drought resistant landscaping, well-lit and open storefronts, and outdoor seating.
- Contribute to meeting the City’s Regional Housing Needs Assessment (RHNA) goals through the construction of 36 new above moderate-income housing units.

Project Location

The Project site lies within the City of South Pasadena, with associated addresses of 1101, 1107, and 1115 Mission Street. The Project site comprises approximately 0.7 acres of developed disturbed land, which includes commercial uses and a parking lot. The Project site is generally bound by Mission Street to the north, commercial uses to the east and south, and Fairview Avenue to the west.

Project Characteristics

The Project Applicant proposed a two- and three-story mixed-use development located at 1101-1107 Mission Street. The project involves, demolition of the rear portion of the existing building at 1115 Mission Street and construction of a two story residential building, renovation of the remainder of the building at 1115 Mission Street for adaptive reuse as residential and commercial mixed use, construction of a three story residential and commercial retail building on the remainder of the Project site, and construction of two levels of subterranean parking beneath the entire Project site. The Project would consist of 7,394 square feet of commercial retail space along Mission Street and Fairview Avenue frontages and 36 residential units on above and to the rear of commercial uses.

Project Phasing/Construction

Construction would take approximately 27 months and would occur through a phased process of demolition, excavation and grading, and building construction. Construction would begin in 2020 and is expected to complete by mid-2022.

ALTERNATIVES TO THE PROPOSED PROJECT

Section 15126.6(a) of the CEQA Guidelines requires an EIR to “describe the range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but will avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives.” No significant and unavoidable impacts were identified for the proposed Project; all potentially significant impacts could be mitigated to a less-than-significant level. Nonetheless, the City developed and considered a No Project Alternative and a Reduced Density Alternative. The No Project Alternative would avoid the impacts of the Project but would not achieve the objectives of the Project. A Reduced Density Alternative could lessen the impacts but would not avoid the impacts of the Project and would not fully achieve the Project objectives.

AREAS OF KNOWN CONTROVERSY

The State CEQA Guidelines¹ require that a Draft EIR identify areas of controversy known to the Lead Agency, including issues raised by other agencies and the public. The historic status of the building at 1115 Mission Street has been identified as an area of potential controversy and is discussed in **Section 4.2: Cultural Resources**.

ISSUES TO BE RESOLVED

The State CEQA Guidelines² require that an EIR present issues to be resolved by the lead agency. These issues include the choice between alternatives and whether or how to mitigate potentially significant impacts. The major issues to be resolved by the City regarding the proposed Project are whether the proposed Project or an alternative should or should not be approved.

SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

A summary of the environmental impacts associated with implementation of the proposed Project, mitigation measures included to avoid or lessen the severity of potentially significant impacts, and residual impacts, is provided in **Table ES-1: Summary of Project Impacts, Mitigation Measures, and Residual Impacts**.

1 California Public Resources Code, tit. 14, sec. 15123.

2 California Public Resources Code, tit. 14, sec. 15123(b)(3).

Table ES-1
Summary of Project Impacts, Mitigation Measures, and Residual Impacts

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
Air Quality			
<i>Conflict with or obstruct implementation of the applicable air quality plan?</i>	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
<i>Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?</i>	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
<i>Expose sensitive receptors to substantial pollutant concentrations?</i>	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
<i>Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people</i>	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
Cultural Resources			
<i>Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?</i>	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
<i>Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</i>	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
<i>Disturb any human remains, including those interred outside of formal cemeteries?</i>	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
Energy			
<i>Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of</i>	Less than Significant.	No mitigation measures are necessary	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
<i>energy resources during construction or operation?</i>			
<i>Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?</i>	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
Land Use and Planning			
<i>Physically divide an established community?</i>	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
<i>Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?</i>	Less than Significant.	No mitigation measures are necessary.	Less than Significant.
Noise			
<i>Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</i>	Potentially Significant.	<p>MM NOI-1:</p> <p>Implementation of mitigation measure MM NOI-1 would include noise reduction techniques which include implementation of a City approved construction management plan specifying that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise-attenuation devices; identification of the maximum distance between construction equipment staging areas and occupied residential areas; and a requirement for the use of electric air compressors and similar power tools. Temporary noise barriers can reduce noise level at a minimum of 10 dBA, depending on the performance standard of achieving noise-level reductions. Optimal muffler systems for all equipment and the break in line of sight to a sensitive receptor would reduce construction noise levels by approximately 10 dB or more. Limiting the number of noise-generating, heavy-duty off-</p>	Less than Significant.

Project Impacts	Impact without Mitigation	Mitigation Measures	Impact with Mitigation
		<p>road construction equipment (e.g., backhoes, dozers, excavators, loaders, rollers, etc.) simultaneously used on the Project site within 50 feet of off-site noise-sensitive receptors surrounding the site to no more than one or two pieces of heavy-duty, off-road equipment would further reduce construction noise levels by approximately 10 dBA. A sign, legible at a distance of 50 feet, shall be posted at the Project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator shall be identified to address construction noise concerns received. The contact name and the telephone number for the noise disturbance coordinator shall be posted on the sign. The coordinator shall be responsible for responding to any local complaints about construction noise and shall notify the City to determine the cause and implement reasonable measures to address the complaint, as deemed acceptable by the City.</p>	
<p><i>Generation of excessive groundborne vibration or groundborne noise levels?</i></p>	<p>Less than Significant.</p>	<p>No mitigation measures are necessary.</p>	<p>Less than Significant.</p>
<p><i>For a project located within the vicinity of a private airstrip or airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose students or staff to excessive noise levels.</i></p>	<p>No impact.</p>	<p>No mitigation measures are necessary.</p>	<p>Less than Significant.</p>