

1.0 INTRODUCTION

PURPOSE

This Draft Environmental Impact Report (EIR) has been prepared by the City of South Pasadena (City), in compliance with the California Environmental Quality Act (CEQA), to evaluate the potential environmental effects of the Mission Bell Mixed-Use Project (Project). This Draft EIR contains a project-level environmental review that examines all phases of proposed Project planning, construction, and operation. As defined by Section 15161 of the State CEQA Guidelines, a project-level EIR examines the environmental impacts of a specific development project and focuses primarily on the changes in the environment that would result from the development project.

This Draft EIR evaluates the proposed Project, a mixed use development proposed on an approximately 31,113 square foot site located at 1105-1115 Mission Street which would consist of the demolition of existing buildings, and the construction of two and three-story, mixed-use buildings, rehabilitation of an existing historic building including construction of new commercial and residential uses, and construction of two levels of subterranean parking. Implementation of the proposed Project would provide the City updated and modern facilities to existing and future residents. The Project would consist of 7,394 square feet of commercial space along with 36 residential units and two levels of subterranean parking.

The principal use of this EIR is to provide input into and information about the comprehensive planning analysis undertaken for this proposed Project. This EIR identifies and discusses potential project-specific and cumulative environmental impacts that may occur should the proposed Project be implemented. The intent of this EIR is to (1) be an informational document that serves to inform public agency decision makers and the general public of the potential environmental impacts of the proposed Project; (2) identify possible ways to minimize or avoid any potential significant impacts, either through mitigation or the adoption of alternatives; and (3) disclose to the public required agency approvals.

LEAD AGENCY

The public agency that has the principal responsibility for carrying out or approving a project is designated as the “Lead Agency” under CEQA.

For the proposed Project, the City is the primary approving agency and, therefore, for CEQA purposes is known as the Lead Agency. As such, the City is responsible for ensuring that the EIR satisfies the procedural and substantive requirements of CEQA, and for considering and certifying the adequacy and completeness of the EIR prior to making any decision regarding the proposed Project. During preparation of the EIR,

agencies, organizations, and persons the City believed might have an interest in the proposed Project were specifically contacted.

“Responsible Agency” refers to a public agency that proposes to carry out or approve a project for which the Lead Agency is preparing or has prepared an EIR or Negative Declaration. For purposes of CEQA, the term “Responsible Agency” includes all public agencies other than the Lead Agency having discretionary approval authority over the Project. During the review period following circulation of the Notice of Preparation (NOP), no other public agency identified itself as a Responsible Agency.

“Trustee Agency” refers to a State agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California (e.g., California Department of Fish and Wildlife, State Lands Commission). During the NOP review period, no public agency identified itself as a Trustee Agency.

STANDARDS FOR ADEQUACY

Given the important role of the EIR in this planning and decision-making process, it is essential that the information presented in the EIR be factual, adequate, and complete. The standards for adequacy of an EIR, defined in Section 15151 of the State CEQA Guidelines, are as follows:

An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.

This EIR has been prepared in accordance with these standards with respect to adequacy under CEQA.

ENVIRONMENTAL REVIEW PROCESS

The CEQA Guidelines define a process for environmental review that includes a series of steps that must be completed prior to the Lead Agency’s taking action on a project.

Project Scoping Process

On January 7, 2019, the City circulated an NOP for review and comment by the public, responsible agencies, and reviewing agencies indicating that an EIR should be prepared for the proposed Project. The 30-day NOP review period ended on February 7, 2019.

During the NOP comment period, written comments were received from five public agencies: the California Native American Heritage Commission, County of Los Angeles Sanitation Districts, California Department of Toxic Substance Control, California Department of Transportation, and South Coast Air Quality Management District.

The NOP and received comments are contained in **Appendix A** of this Draft EIR. Agencies or interested persons who did not respond during the public review period of the NOP will have an opportunity to comment on the EIR during the public review period or during subsequent hearings for EIR approval.

Review and Comment on the Draft Environmental Impact Report

CEQA requires that the Lead Agency provide the public and agencies the opportunity to review and comment on the Draft EIR. The City is providing a 30-day period for review and comment on this Draft EIR, starting July 29, 2019, and ending August 27, 2019.

Copies of this Draft EIR have been sent to the State Clearinghouse, responsible agencies, other agencies that have commented on the NOP, as well as to all interested parties that have requested notice and copies of the Draft EIR. A complete distribution list is included in **Appendix A** of this Draft EIR.

In addition, the Draft EIR is available at the City's website at:

<https://www.southpasadenaca.gov/government/departments/planning-and-building/planning-division>

Interested individuals, organizations, responsible agencies, and other agencies can provide written comments about the Draft EIR addressed to:

Mail: Mr. David Bergman, Interim Director
Planning and Building Dept.
City of South Pasadena
1414 Mission Street
South Pasadena, California 91030
Email: dbergman@southpasadenaca.gov
Fax: (626) 403-7221

After completion of the public review period, a Final EIR will be prepared that includes responses to comments submitted on the Draft EIR and any necessary corrections or additions to the Draft EIR. The Final EIR will be made available to agencies and the public prior to the City's determination on the proposed Project. Once the Final EIR is complete, the City may certify the Final EIR, prepare Findings, and issue a Notice of Determination, the final step in the CEQA process.

ORGANIZATION OF THE EIR

Sections of the Draft EIR are organized as follows:

The **Executive Summary** contains a brief summary of the proposed Project; necessary actions; potential significant effects with proposed mitigation measures; alternatives; areas of controversy known to the Lead Agency, including issues raised by agencies and the public; and issues to be resolved.

Section 1.0: Introduction contains information on the CEQA process and organization of the EIR.

Section 2.0: Project Description presents a detailed description of the proposed Project, including identification of all discretionary actions requiring approval to allow the implementation of the Project.

Section 3.0: Environmental Setting describes the environmental setting of the Project site and surrounding areas, including a brief description of existing land uses and zoning.

Section 4.0: Consideration and Discussion of Environmental Impacts contains analysis of the Project-related impacts, cumulative impacts, and mitigation measures, if necessary, for environmental topics addressed in the EIR.

Section 5.0: Alternatives discusses alternatives to the proposed Project that have been developed and analyzed to provide additional information on ways to avoid or lessen the impacts of the Project.

Section 6.0: Other CEQA Considerations includes discussion of potentially irreversible uses of nonrenewable resources that would result from the Project and growth-inducing impacts.

Section 7.0: Effects Found Not to be Significant includes discussion of potential impacts determined not to be significant.

Section 8.0: Preparers lists persons involved in the preparation of this Draft EIR or who contributed information incorporated into this Draft EIR.

Section 9.0: References lists the principal documents, reports, maps, and other information sources reviewed or referenced in the preparation of this EIR.

Appendices include technical information and other materials used in the preparation of this EIR.