

## **APPENDIX B: NOP AND COMMENTS**



# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

## South Pasadena Unified School District Mission Place Project

**TO:** Agencies, Organizations, and Interested Parties **DATE:** July 1, 2015  
**FROM:** South Pasadena Unified School District (Lead Agency)  
**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations and Notice of Scoping Meeting

The South Pasadena Unified School District (District) is the lead agency under the California Environmental Quality Act (CEQA) in the preparation of the Environmental Impact Report (EIR) for the Mission Place Project (project) as described below. The District is requesting identification of environmental issues and information that you or your organization believes should be considered in the EIR.

**PROJECT TITLE:** Mission Place Project

**PUBLIC REVIEW PERIOD:** July 2, 2015 to July 31, 2015.

**RESPONSES AND COMMENTS:** Please send your responses and comments to: David Lubs, Assistant Superintendent of Business Services, South Pasadena Unified School District. E-mail: [dlubs@spusd.net](mailto:dlubs@spusd.net). Mailing Address: South Pasadena Unified School District, 1020 El Centro Street, South Pasadena, CA 91030. Please indicate a contact person for your agency or organization.

**SCOPING MEETING:** The District will host a Scoping Meeting for the project to receive comments on the scope and content of the proposed EIR. You are welcome to attend and present environmental information that you believe should be considered in the EIR. The meeting is scheduled for:

**Date:** Tuesday, July 21 2015  
**Time:** 6:30 p.m.  
**Place:** SPUSD District Office Board Room  
1020 El Centro Street  
South Pasadena, CA 91030

**AGENCIES:** The District requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the EIR prepared by the District when considering your permit or other approval for the project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The District requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

**PROJECT LOCATION:** 1020 El Centro Street, South Pasadena, Los Angeles County, CA. The project site is the surface parking area of the District's administrative offices site. The project site is located on the south side of Mission Street between Diamond and Fairview avenues, in the Mission West Historic Business District and in the City of South Pasadena's Mission Street Specific Plan (MSSP) area. The portion of the site proposed for development (1.27 acres) is currently entirely a surface parking lot; the balance of the 1.89-acre parcel contains the District's Administration Building and Boardroom Buildings.



THIS NOTICE WAS POSTED  
ON July 02 2015  
UNTIL August 03 2015  
REGISTRAR - RECORDER/COUNTY CLERK

2015 174479  
  
FILED  
Jul 02 2015  
Dean C. Logan, Registrar - Recorder/County Clerk  
Electronically signed by KATHRYN BRALBFORD

# NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

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**PROJECT DESCRIPTION:** The proposed project consists of developing a 1.27-acre surface parking lot with a three-story, 85,775-square-foot mixed-use project comprising two new buildings. In total, the project proposes 91 multi-family residential units (8 two-bedroom units and 83 one-bedroom units), 7,000 square feet of ground-floor commercial space fronting Mission Street, and 228 parking spaces in three levels of underground parking. Both proposed buildings are three stories, with a maximum height of 45 feet and main roof lines at a height of 40 feet. Vehicular access would be provided via two full-access driveways into the proposed three-level subterranean parking garage: a resident parking driveway on Diamond Avenue and a commercial and District parking driveway on Fairview Avenue. The General Plan land use designation for the project site is Mission Street Specific Plan (MSSP) and the zoning is MSSP District A. The proposed project is consistent with these designations.

**POTENTIAL ENVIRONMENTAL EFFECTS:** An EIR will be prepared to evaluate the project's potential impacts on the environment and analyze alternatives. The topics anticipated to be discussed in the EIR include Air Quality, Cultural Resources, Greenhouse Gases, Land Use and Planning, Noise and Vibration, Public Service, Utilities and Service Systems, and Transportation/Traffic. The project's potential environmental effects are further described in the project's Initial Study, which is available for review as detailed below.

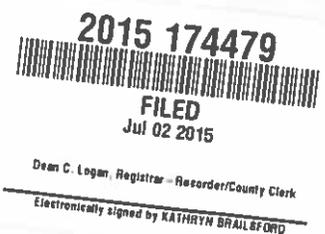
**DOCUMENT AVAILABILITY:** The Initial Study is available for public review at the following locations (physical locations during normal business hours):

- South Pasadena Unified School District website:

[https://spusd-ca.schoolloop.com/news/view?d=x&id=1435126479739&group\\_id=1332658559183&return\\_url=1435337882544](https://spusd-ca.schoolloop.com/news/view?d=x&id=1435126479739&group_id=1332658559183&return_url=1435337882544)

- City of South Pasadena website: [www.southpasadenaca.gov/missionplaceproject](http://www.southpasadenaca.gov/missionplaceproject)
- South Pasadena Unified School District Offices, 1020 El Centro Street, South Pasadena, CA.
- South Pasadena City Hall, 1414 Mission Street, South Pasadena, CA
- South Pasadena Public Library at 1100 Oxley Street, South Pasadena, CA

If you require additional information please contact David Lubs at (626) 441-5810 or by email at [dlubs@spusd.net](mailto:dlubs@spusd.net).



Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: South Pasadena Unified School District Mission Place Project

Lead Agency: South Pasadena Unified School District (SPUSD) Contact Person: David Lubs
Mailing Address: 1020 El Centro Street Phone: 626-441-5810
City: South Pasadena Zip: 91030 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: South Pasadena
Cross Streets: Mission Street and Diamond Avenue Zip Code: 91030
Longitude/Latitude (degrees, minutes and seconds): 34 06 55 N / 118 09 20 W Total Acres: 1.89
Assessor's Parcel No.: 5315-008-900 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: SR-110 Waterways: Arroyo Seco
Airports: N/A Railways: Metro Gold Line Schools: South Pasadena Unified

Document Type:

CEQA: [X] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other:

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [X] Other: Design Review

Development Type:

[X] Residential: Units 91 Acres
[ ] Office: Sq.ft. Acres Employees [ ] Transportation: Type
[X] Commercial: Sq.ft. 7,000 Acres Employees [ ] Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees [ ] Power: Type MW
[ ] Educational: [ ] Waste Treatment: Type MGD
[ ] Recreational: [ ] Hazardous Waste: Type
[ ] Water Facilities: Type MGD [ ] Other:

Project Issues Discussed in Document:

[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [X] Schools/Universities [ ] Water Quality
[X] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[X] Archeological/Historical [ ] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [X] Noise [ ] Solid Waste [X] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Zoning: Mission Street Specific Plan; General Plan: Mission Street Specific Plan

Project Description: (please use a separate page if necessary)

The proposed project consists of developing a 1.27-acre surface parking lot owned by the SPUSD with a three-story, 85,775-square-foot mixed-use project comprising two new buildings. In total, the project proposes 91 multi-family residential units (8 two-bedroom units and 83 one-bedroom units), 7,000 square feet of ground-floor commercial space fronting Mission Street, and 228 parking spaces in three levels of underground parking. Vehicular access would be provided via two full-access driveways into the proposed three-level subterranean parking garage: a resident parking driveway on Diamond Avenue and a commercial and District parking driveway on Fairview Avenue.

THIS NOTICE WAS POSTED

2015 174478



FILED
Jul 02 2015

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by KATHRYN BRAILSFORD

Note: The State Clearinghouse will assign identification numbers for all new ON July 02 2015
previous draft document) please fill in.

UNTIL August 03 2015

REGISTERED - RECORDED/PRINTED COPY

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                           |
| <input type="checkbox"/> California Emergency Management Agency         | <input type="checkbox"/> Parks & Recreation, Department of                              |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                            |
| <input checked="" type="checkbox"/> Caltrans District #7                | <input type="checkbox"/> Public Utilities Commission                                    |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #4                                    |
| <input type="checkbox"/> Caltrans Planning                              | <input checked="" type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of                |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.                      |
| <input type="checkbox"/> Coastal Commission                             | <input checked="" type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                                  |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                                 |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                                      |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region #5               | <input type="checkbox"/> Tahoe Regional Planning Agency                                 |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of                        |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                                 |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Other: SCAQMD, SCAG                                 |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

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### Local Public Review Period (to be filled in by lead agency)

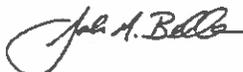
Starting Date July 1, 2015 Ending Date July 30, 2015

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>PMC</u>	Applicant: <u>South Pasadena Unified School District</u>
Address: <u>3900 Kilroy Airport Way, #120</u>	Address: <u>1020 El Centro Street</u>
City/State/Zip: <u>Long Beach, CA 90806</u>	City/State/Zip: <u>South Pasadena, CA 91030</u>
Contact: <u>John Bellas</u>	Phone: <u>(626) 441-5810</u>
Phone: <u>(562) 200-7170</u>	

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Signature of Lead Agency Representative:  Date: 7/1/2015

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Reviewing Agencies Checklist**

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|---|---|
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| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                                 |
| <input type="checkbox"/> General Services, Department of                |   |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Other: <u>SCAQMD, SCAG</u>                          |
| <input type="checkbox"/> Housing & Community Development                | <input type="checkbox"/> Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission |   |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date July 1, 2015 Ending Date July 30, 2015

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Phone: <u>(562) 200-7170</u>	

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Signature of Lead Agency Representative: *John A. Bellas* Date: 7/1/2015

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**2015 174478**  
  
**FILED**  
 Jul 02 2015  
 Debi C. Logan, Registrar - Recorder/County Clerk  
 Electronically signed by KATHRYN BRAILSFORD

## **South Pasadena Unified School District Mission Place Project**

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report

**PUBLIC REVIEW PERIOD:** July 2, 2015 to July 31, 2015.

### **LIST OF RESPONDERS/COMMENTERS**

- Golden Oaks Apartments, Jason Mak, July 14, 2015
- City of South Pasadena, John Mayer, Senior Planner, July 21, 2105
- Mr. Randall E. Anderson & Ms. Erin E. Anderson McClun, July 25, 2015
- John Turk, July 30, 2015
- County Sanitation Districts of Los Angeles County, Adriana Raza, Customer Service Specialist, July 30, 2015



1000 El Centro St., #122, South Pasadena, CA 91030

July 14, 2015

David Lubs  
Assistant Superintendent of Business Services  
South Pasadena Unified School District  
1020 El Centro St., South Pasadena, CA 91030

Dear Mr. Lubs,

I'm writing this letter to comment on the EIR regarding the Mission Place Project. I would like my comments to be presented and considered at the Scoping Meeting on July 21, 2015. I am the owner and operator of the Golden Oaks Apartments located at 1000 El Centro St. and I also own the commercial property and parcel on the Northwest corner of El Centro St. and Meridian Ave. We are active and longtime members of the South Pasadena community and we welcome positive development in the city, however, I am concerned about the Mission Place proposal. After attending the initial developer meeting last year and reviewing the initial study, I am gravely concerned with the developments parking and unit mix.

Parking has been a recurring issue and the MSSP is clear in addressing the parking issues to enable economic growth in the city. Our streets are overparked and consumers and visitors are forced to park into residential areas. A project of such magnitude must be conscious of this issue and have an imperative to address what is right for community beyond the minimum parking requirements needed to achieve planning requirements and the MSSP density bonus. Other notable points to be considered:

- Currently, the project allocates 83 parking spots to 83 one-bedroom units and the initial study refers to an average renter household of 2.2 persons. Assuming that each unit will only require one parking space is irresponsible and will lead to further congesting of our streets.
- The project will eliminate the current 128 parking spaces at the School Yard while only providing 41 parking spaces beyond the project's commercial and residential requirements. How will this 87 shortage in parking be handled? Again, this project makes no effort to address the parking crisis beyond meeting the minimum developmental thresholds.

My 2<sup>nd</sup> concern is with the disproportional amount of one-bedroom units proposed in the development (over 90%). The developer is unfamiliar with the city of South Pasadena and relies on high-level census information to maximize the density of this project. This is very worrisome.

PHONE  
626 533 1942

FAX  
626 408 6651

EMAIL  
JASON@FAIRVIEWVENTURES.COM



- South Pasadena's community and school system are THE draw for young families to live here. By dedicating 90% of the inventory to one-bedrooms, the developer has clearly shown a lack of understanding for our community. From the outset, all but eight (the number of two bedroom apartments) young families will be unable to comfortably live at the Mission Place unless they are willing to cram into a one-bedroom unit – even if they can pay the higher rents commanded by a two-bedroom unit. Young families are the bloodline of South Pasadena and the Mission Place development ignores this. I can comment that from my experience operating the Golden Oaks Apartments, most senior couples (and even singles) prefer and are willing to pay a premium for two-bedroom units.
- Similarly, from my experience running the Golden Oaks Apartments, I have noticed that many outsiders will simply want to rent a unit so that they can send their children or grandchildren to the South Pasadena schools. We once learned that a high school student was living in our community alone while her parents were in Asia. One-bedroom units will encourage outsiders to rent affordably so that they can send their kids to our schools while living outside our city. Such residents aren't engaged in our schools and communities. They'll benefit from our school district and other resources yet will not volunteer or patronize our local businesses! The Mission Place development will clearly promote this! South Pasadena schools are already crowded and we much develop properties that will bring quality residents not quantity residents.

Last note, from a purely economical perspective, I would welcome their proposed development since the market rents they charge would allow me to easily push my rental revenue on a comparative basis. However as a lifelong community member, I simply can not welcome this project to be developed unless Legacy Partner's clearly understands the need of our community and modifies their development plan to address the additional parking needs of the city and rework unit mix to encourage positive population growth. Thank you for your consideration.

Sincerely,

Jason Mak  
Golden Oaks Apartments

**From:** John Mayer [mailto:JMayer@SouthPasadenaCA.gov]  
**Sent:** Tuesday, July 21, 2015 5:07 PM  
**To:** Bellas, John  
**Subject:** FW: Mission Place Initial Study - PW Comments

Hi John. Attached are some comments on the Initial Study directly from Public Works Dept.

Construction Activities

Construction activities are anticipated to last approximately 18 months. Consistent with the City's Noise Ordinance, construction would generally occur Monday through Friday between the hours of 8:00 a.m. and 7:00 p.m. Occasional work may occur on a Saturday, which would be limited to the hours between 9:00 a.m. and 7:00 p.m.

Construction activities would consist of site preparation, including removal of existing vegetation and asphalt, and would last for approximately one month. Grading and excavation would last approximately three months. Excavation for the three-level subterranean parking would result in the export of approximately 48,000 cubic yards of soil. Building construction is expected to last 14 months. The last phase of construction activities would be exterior coating, which would last approximately one month.

Requested Approvals

The proposed project will require discretionary approvals from both the SPUSD and the City of South Pasadena, including the following:

South Pasadena Unified School District

- Development and Disposition Agreement (DDA)
- Lease Agreement

City of South Pasadena

- Certificate of Appropriateness
- Design Review Approval
- Conditional Use Permit (CUP)

**9. Surrounding land uses and setting:**

Setting

The project site is the surface parking area of the SPUSD's Administration Building site. The portion of the site proposed for development (1.27 acres) is an asphalt-paved surface parking lot; the balance of the 1.89-acre parcel contains the SPUSD's Administration and Boardroom buildings, which total 12,034 square feet of floor area. **Figure 12** presents an aerial photograph of the site.

The two existing SPUSD buildings on-site, which would be preserved in place, are built in a Romanesque Revival architectural style and are contributing structures in the Mission West Historic Business District. In terms of scale, these structures are one-story buildings with rooflines that reach approximately 25 feet in height.

The existing parking lot on-site contains 128 parking spaces and is surrounded by a brick and masonry perimeter wall along the Mission Street, Diamond Avenue, and Fairview Avenue frontages. This parking lot is used by staff and patrons of the District's administrative offices, staff and volunteers at the South Pasadena Public Library, and patrons of the weekly (Thursday) South Pasadena Farmers Market. The District also occasionally permits filming activities on the parking lot.

Summary of Comments on Microsoft Word - South Pasadena Unified School District Initial Study\_ANG.docx

Page: 10

Author: sfurukawa Subject: Sticky Note Date: 7/9/2015 2:32:34 PM  
This is a significant amount of export. City will need to see an export plan with sequencing, schedules, haul route, truck staging plan, etc.

Landscaping on the parking lot site is limited to 23 ornamental trees, which are located along the perimeter of the site. Implementation of the proposed project would result in the removal of 21 of these ornamental trees. Tree trees also exist in the bordering parkways of Mission Street, Diamond Avenue, and Fairview Avenue.

#### Surrounding Uses

The project site is located on the south side of Mission Street in the downtown portion of South Pasadena and in the City's Mission West Historic Business District. The site is bounded by Mission Street on the north, El Centro Street on the south, Fairview Avenue on the east, and Diamond Avenue on the west. The land uses on the opposite sides of these streets are depicted on **Figure 13** and described in a clockwise fashion, starting from the top, in the following bullets:

- North of the project site, across Mission Street: one- and two-story commercial buildings with ground-floor storefronts and a dining patio facing the sidewalk; to the rear (north) of these buildings is a three-story mixed-use building fronting on Fairview Avenue
- Northeast corner of Mission Street and Fairview Avenue (catty-corner from the site): a one-story automotive repair shop
- Southeast corner of Mission Street and Fairview Avenue (east of the site, across Fairview Avenue): the vacant one-story Oroweat commercial building
- Northeast corner of Fairview Avenue and El Centro Street (east of the site, across Fairview Avenue): a two-story office building
- Southeast corner of Fairview Avenue and El Centro Street (catty-corner from the site): a two-story multi-family residential building
- South of the project site, across El Centro Street: the South Pasadena Public Library
- Southwest corner of El Centro Street and Diamond Avenue (catty-corner from the site): a two-story mixed-use building
- Northwest corner of El Centro Street and Diamond Avenue (east of the site, across Diamond Avenue): the three-story Golden Oaks apartment building
- Southwest corner of Diamond Avenue and Mission Street (east of the site, across Diamond Avenue): a two-story mixed-use building with ground-floor storefronts on Mission Street

Additional notable uses in the project vicinity include:

- South Pasadena Metro Gold Line Station, approximately 400 feet west of the site
- South Pasadena City Hall, approximately 900 feet east of the site

#### **10. Other public agencies whose approval is required (e.g., permits, financing approval, or particular agreement):**

This IS/MND covers all approvals by government agencies that may be needed to construct, implement, and/or operate the project. As noted above in Section 8, the project would require discretionary approvals from the SPUSD (lead agency) and the City of South Pasadena (responsible agency). At this time, no discretionary public agency approvals are known to be required for the project, other than those required by the SPUSD and the City of South Pasadena.



Author: sfurukawa Subject: Sticky Note Date: 7/9/2015 2:45:22 PM  
 Furthermore, the traffic study should consider potential impacts to the intersections of Mission/Diamond and Mission/Fairview to see if the intersections will warrant new traffic signals.

Issues and Supporting Information	Source	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. TRANSPORTATION/CIRCULATION. Would the proposal:</b>					
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	1, 16	X			
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	16	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	1				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	2, 4			X	
e) Result in inadequate emergency access?	2, 4			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	1, 4, 15,	X			
g) Result in inadequate parking capacity?	2, 4			X	

- 6.a) Implementation of the proposed project has the potential to cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system due to the potential increase in vehicular traffic generated by the proposed uses. This would potentially result in a decrease in the level of service for the local and regional circulation network. This would be considered a **potentially significant** impact and will be further evaluated in the EIR.
- 6.b) Per review of the 2010 Los Angeles County Congestion Management Plan (CMP), the nearest CMP monitoring stations in the project vicinity are the intersections of Fremont Avenue/Huntington Drive to the south and Arroyo Parkway/California Boulevard to the north. The nearest CMP-monitored freeway segment is Interstate 110 at Pasadena Avenue to the west. Per review of CMP Appendix B, Guidelines for CMP Transportation Impact Analysis, a regional CMP-level traffic analysis is required for projects that would add 50 or more weekday peak-hour trips to the nearest monitored CMP intersections (Fremont Avenue/Huntington Drive and Arroyo Parkway/California Boulevard) or 150 or

more peak-hour trips to a monitored freeway mainline segment (Interstate 110 at Pasadena Avenue). A traffic study will be prepared to evaluate the **potentially significant** impacts of the proposed project, and impacts to the CMP network will be further evaluated in the Draft EIR.

6.c) There are no airports or private airstrips within 10 miles of the project site. The closest airports to the project site are the Bob Hope Airport in Burbank, which is located more than 20 miles away, and the El Monte Airport, which is 11 miles away. The project would not directly impact any airport facilities and thus would not cause a change in the directional patterns of aircraft. There would be **no impact**, and this topic will not be analyzed in the EIR.

6.d) Mission Street is a four-lane minor arterial roadway that is fully improved along the frontage of the project site. The project does not propose any changes to the existing roadway alignment, lane configurations, or medians. Vehicular circulation within the subterranean parking structure proposed on the project site would occur on drive aisles that are required to be designed consistent with the City's Municipal Code and Standards. Pedestrian access to the proposed project would be provided via existing sidewalks along Mission Street, Diamond Avenue, and Fairview Avenue. Commercial uses would have direct pedestrian access from Mission Street, and some of the proposed townhomes would have direct pedestrian access from Diamond Avenue. Pedestrian walkways would be provided from adjacent sidewalks to resident lobbies for the proposed indoor-entry residential units, and a walkway is proposed to maintain the existing pedestrian access to the north elevation of the District's Administration Building and to the south and west elevations of the Boardroom Building. The proposed paseo would provide additional pedestrian circulation on-site. 

The project site plan is required to adhere to the City's Municipal Code and standards for vehicle and pedestrian circulation; therefore, no significant impacts to on-site circulation are anticipated. All project-related vehicular circulation (noted above) would occur on-site and would not impact any public streets and/or pedestrian/bicycle facilities. Therefore, impacts would be **less than significant**, and this topic will not be analyzed in the EIR.

6.e) The project site plan is required to adhere to the City's Municipal Code and standards for vehicle and pedestrian circulation. In addition, the buildings would comply with the required setbacks from the property lines, which are adequate for emergency personnel and equipment access.

Compliance with all Building, Fire, and Safety Codes would be required to ensure that adequate emergency access to the proposed buildings and their upper floors is made available. Additionally, the City's Building Division, Public Works Department, and Fire Department would review all plans prior to building permit issuance. As a result, impacts would be **less than significant**, and this topic will not be analyzed in the EIR.

6.f) Implementation of the proposed project would result in an increase in population and employment, which could potentially impact transit service to the area. Transit services in the project vicinity are provided by the Los Angeles County Metropolitan Transportation Authority (Metro). The EIR will evaluate whether the proposed project would directly or indirectly cause any transit agencies to change their service to the project area.

Author: sfurukawa Subject: Sticky Note Date: 7/9/2015 3:09:31 PM  
City has concerns about narrowness of Diamond Avenue and additional traffic introduced to the street as a result of the project. Street width may be insufficient for additional two-way traffic and turning movements in/out of proposed driveway.

The proposed project would result in an increase in demand to the City's water supply. The **potentially significant** impacts associated with implementation of the proposed project on water supply will be further studied in the EIR.

Author: sfurukawa Subject: Sticky Note Date: 7/9/2015 3:05:21 PM  
 Initial Study does not provide capacity calculations to substantiate this claim. Cannot claim there would be less than significant impact without this information. EIR must analyze.

12.e) Refer to Responses 12.a) and 12.b). Impacts would be **less than significant**. Therefore, this topic will not be analyzed in the EIR.

12.f) Solid waste disposal for the City of South Pasadena is currently contracted to Athens Services. Solid waste from South Pasadena is primarily disposed of at the Scholl Canyon Landfill in Glendale, approximately 3 miles northwest of the project site. The estimated remaining capacity of the landfill is 12,100,000 cubic yards, with a permitted daily throughput of 3,400 tons per day (6,800,000 pounds per day) (CalRecycle 2015).

As illustrated in **Table UTL-1**, the project would be expected to generate 12,753.49 pounds of solid waste per day, which can be accommodated by the Scholl Canyon Landfill and other regional landfills. Therefore, the project would be served by landfills with sufficient capacity to accommodate the project's solid waste disposal needs.

**TABLE UTL-1  
 SOLID WASTE GENERATION**

Type of Use	Size	Generation Factor	Amount (lbs/day)
Proposed Use			
Residential	91 DU	4 lbs/DU/day	3642
Restaurant	3,797 SF	0.005 lbs/SF/day	18.99
Commercial	3,637 SF	2.5 lbs/SF/day	9,092.5
Solid Waste Generation			12,753.49

Source: CalRecycle 2015  
 Notes: DU = dwelling unit; SF = square feet

It should also be noted that the City has completed a comprehensive Source Reduction and Recycling Element (SRRE) in compliance with Assembly Bill (AB) 939, which requires every city in California to reduce the waste it sends to landfills. As of 2006, the City was recycling 50 percent of its solid waste, thereby complying with the standards established by AB 939 (CalRecycle 2015). Impacts related to solid waste disposal facilities would be **less than significant**. Therefore, this topic will not be analyzed in the EIR.

12.g) The project would be required comply with adopted programs and regulations pertaining to solid waste. Impacts would be **less than significant**. Therefore, this topic will not be analyzed in the EIR.

of the site. Street trees also exist in the bordering parkways of Mission Street, Diamond Avenue, and Fairview Avenue.

As noted, the project site lies along the south side of Mission Street in South Pasadena's Mission West Historic Business District, which defines the aesthetic character of the area. The historic district comprises the city's commercial core and includes commercial buildings located along Mission Street, the former South Pasadena Bank at the southwest corner of El Centro Street and Diamond Avenue, the South Pasadena Public Library, and a variety of other resources including the Meridian Iron Works, a watering trough and wayside station, and the SPUSD buildings on-site.

Land uses surrounding the site include one- and two-story commercial buildings along Mission Street, many of which are historic, with ground-floor storefronts and dining patios facing the sidewalk; a two-story office building to the east; two-story multi-family residential uses to the southeast; the historic South Pasadena Public Library to the south; the historic two-story South Pasadena Bank Building to the southeast; and the three-story Golden Oaks apartment building to the west.

The proposed development consists of two three-story, mixed-use buildings (east and west buildings) that would occupy the existing parking lot area of the site. The proposed buildings would be oriented with the District's existing Administration Building to create a central courtyard and a north-south paseo that frames the rear entry to the existing Administration Building. The proposed buildings contain ground-floor retail space fronting on Mission Street with residential units above, as well as townhomes fronting on Diamond Avenue.

The north elevations of the proposed buildings would provide a new, block-long street frontage along Mission Street, and the proposed west building would provide a new, nearly block-long street frontage along Diamond Avenue. The proposed east building would provide a new façade along Fairview Avenue near Mission Street, which would share the Fairview Avenue block face with the District's existing Boardroom and Administration buildings.

The proposed buildings total 85,775 square feet in habitable floor area. Both proposed buildings are three stories and have a maximum height of 45 feet, with main roof lines at a height of 40 feet. Proposed architectural features include brick and glass storefront ground-floor façades with varying canopies/awnings along Mission Street, modulated brick and stucco façades in the west building along Mission Street and Diamond Avenue, varying flat and pitched rooflines with primarily mission tile roof materials, and setbacks of the top floor with dormer windows.

While the proposed buildings are larger in height and mass than most of the surrounding buildings, they are not out of scale or character with the Mission Street area. This is demonstrated by the fact that several three-story buildings already exist in the area, including the Golden Oaks apartment building immediately west of the site, a mixed-use building to the north of the site fronting on Fairview Avenue, and a mixed-use building east of the site at the corner of Mission Street and Fremont Avenue. In addition, the proposed buildings have been designed to soften the potential impact of the buildings' size through massing, setbacks, and articulation of the façades (see **Figure 10** and **Figure 11**). In addition, the three-story portions of the proposed buildings are concentrated in the center of the block, with cornice and eave lines demarcating the two-story height line along Mission Street, allowing the buildings to show as two-story masses. Furthermore,

Author: sfurukawa Subject: Sticky Note Date: 7/9/2015 2:49:18 PM

City requests developer to preserve brick pavers at the corners to match the look of the rest of the Mission St. corridor.

Issues and Supporting Information	Source	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. CULTURAL RESOURCES. Would the proposal:</b>					
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	1, 23	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	1, 23	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	1, 23			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?	1, 23			X	

- 14.a)** The proposed project site lies within South Pasadena Historic Business District (also known as the Mission West Historic Business District), which is listed on the National Register of Historic Places. The two existing buildings on the project site—the School District Administration Building (formerly El Centro School) and the auditorium addition, which is now the SPUSD Boardroom—are contributing resources to the historic district. In addition, there are individual historic resources near the project site, including the South Pasadena Public Library to the south, the South Pasadena Bank Building to the southwest, and the El Centro/Central Market to the north. The proposed project would add two mixed-use buildings within the Historic Business District and has the potential to affect the setting and context of the historic resources in the project vicinity. Therefore, the EIR will evaluate the project's impact on historic resources, which is considered **potentially significant**.
- 14.b)** The project site is located in a developed area, with soils on-site having been previously disturbed by past construction activities. Consequently, the site is not considered sensitive for prehistoric archaeological resources. However, the site could be sensitive for historic-era archaeological resources given the site's location within the Mission West Historic Business District. Therefore, the EIR will evaluate the project's impact on historic-era archaeological resources, which is considered **potentially significant**.
- 14.c)** The project site is located in a developed area, with soils on-site having been previously disturbed by past construction activities. No unique geologic or paleontological resources are known to occur on-site and, due to the level of past disturbance, it is not anticipated that paleontological resource sites exist within the project area. Nonetheless, the project's EIR will include a mitigation measure to ensure that standard best practices are implemented during construction in the unlikely event that paleontological resources are encountered during grading or excavation. With inclusion of such a mitigation measure, potential impacts related to accidental discovery of paleontological and/or unique geologic resources would be **less than significant**.
- 14.d)** There are no known human remains on the site. The project site is not part of a formal cemetery and is not known to have been used for disposal or burial of historic or prehistoric human remains. Thus, human remains are not expected to be encountered

## M E M O R A N D U M

**Date:** February 11, 2015

**To:** David Pinto  
Development Director  
Legacy Partners Residential, Inc.

**CC:** Michael Choi, P.E., LEEP AP, Leo Juarez, P.E.  
Kimley-Horn and Associates, Inc.

**From:** Roque Quiroz, EIT  
Kimley-Horn and Associates, Inc.

**Subject:** Mission Place Mixed Use Residential Project Memorandum

### Introduction

Kimley-Horn and Associates, Inc. prepared this sewer analysis to determine whether the existing sewer mainline along Fairview Avenue would accommodate the increased sewer demand from the proposed Mission Place mixed-use development. Summary of our analysis is below for the proposed routing along with the following attachments:

- Attachment A – Proposed Flow Calculations From Buildings
- Attachment B – Hydraulic Calculations and Pipe Sections
- Attachment C – City of South Pasadena Sewer Map

### Sewer Capacity Verification

**Onsite Sewer:** The following analysis is based on a proposed 6" diameter sanitary sewer PVC pipe at 1% slope to service the proposed Mission Place mixed use development on the site. The development will provide a new lateral connection to the existing mainline along Fairview Avenue or Mission Street. This report assumes the City of South Pasadena will provide sewer capacity availability per records or sewer flow metering to determine the final location of the lateral 

- a. Capacity Verification Of Proposed 6"Φ SS:** The proposed line will service the proposed mixed-use development for the demand calculated below (includes 2.5 factor per LA County).
- $Q_{\text{Demand}} = 0.05$  cfs (See Attachment A)
  - $Q_{\text{Pipe Capacity}} = 0.36$  cfs (See Attachment B)\*
  - $Q_{\text{Pipe Capacity}} > Q_{\text{Demand}}$ , Therefore ok
- b. Cleaning Velocity Verification Of Proposed 6"Φ SS:**
- Minimum Cleaning Velocity for SS pipe,  $V_{\text{Cleaning}} = 3.0$  fps (Per City of Los Angeles Sewer Design Manual—Part F, Section F231)
  - $V_{\text{Pipe}} = 3.71$  fps (See Attachment B)\*
  - $V_{\text{Pipe}} > V_{\text{Cleaning}}$ , Therefore ok

\* $Q_{\text{Pipe Capacity}}$  based on  $d/D = 0.5$ ,  $d = \text{depth of flow}$ , and  $D = \text{pipe diameter}$

# Summary of Comments on Appendix C\_Sewer Capacity Verification.pdf

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Page: 3

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 Number: 1      Author: sfurukawa      Subject: Sticky Note      Date: 7/9/2015 3:24:06 PM  
City does not have sewer flow metering capabilities or data.

Mr. Randall E. Anderson  
Ms. Erin E. Anderson McClun  
12024 Eckenstam Johnson Road  
Anderson Island Washington 98303  
Or  
61 Bradley Avenue  
Walnut Creek, California 94596  
Phone (415) 971-3339

July 25, 2015

Mr. David Lubs  
Assistant Superintendent of Business Services  
South Pasadena Unified School District  
1020 El Centro Street  
South Pasadena, CA 91030

RE: SPUSD Mission Place Project/Environmental Impact Report

Dear Mr. Lubs,

We are writing you as representatives of the Randall Anderson Family which owns the building at 1026-1034 Mission Street, South Pasadena, that is located directly across the street from the proposed Mission Place Project. Our family has occupied the building since 1966 under the previous owners, and my mother/wife, Bettymae Anderson, was a pioneer in the revitalization of the Mission West District having been a small business owner there until 1985. Since 1981 to present we have been landlords of the building supporting small business owners and creative professionals which has added much to the distinct character of the neighborhood that the City has benefitted from.

While we welcome and support the continued revitalization of the Mission West District, after reviewing the proposed Mission Place Project we want to go on record that we feel that the scope of the project with 91 residential units, 7000 S.F. retail space while providing only 228 parking spaces, is way too aggressive for the neighborhood and believe it will have a huge impact on the traffic congestion of the street.

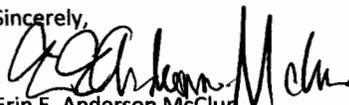
The scope of this project and lack of adequate parking, would overwhelm and compound the already impacted parking situation in the neighborhood, especially for our tenants. Since the opening of the Metro station, and additional retail businesses in the Mission West District, this has been a big issue for both residents and merchants in the neighborhood that has never been addressed and has continued to get worse.

I understand that being a Transit Oriented Development, the project planners are hoping that users will rely on walking to and from the Metro station and the area, but it is completely unrealistic to say that will be the case. Once home, residents and customers will still be relying on their cars to come and go around the outlying South Pasadena/ Pasadena area. In fact, the location of the proposed project will be the border for this type of activity, demanding additional parking for commuters or visitors to the District that may wish to leave their cars while exploring the street or taking the Metro downtown. It is also unrealistic to say that all of the residents of the new project would only have one car per household, even if only one parking space is provided per apartment in the complex. Even a partial overflow from these units onto the already impossible street parking would greatly impact the neighborhood.

We do understand the District's desire to make better use and profit from an underutilized parcel, and are always supportive of efforts to revitalize the Mission West District. However, we strongly oppose the current scope being proposed for the Mission Place Project due to the impact it would have on the neighborhood environment and would like our concerns to officially be heard as the EIR is prepared.

Unfortunately, we were unable to attend the Scoping Meetings, but should you have any questions, please feel free to contact us at 415-971-3339 or via email at [emcclun@gmail.com](mailto:emcclun@gmail.com).

Sincerely,

  
Erin E. Anderson McClun

  
Randall E. Anderson

From: **bankbrothers** <[bankbrothers@mindspring.com](mailto:bankbrothers@mindspring.com)>

Date: Fri, Jul 31, 2015 at 3:46 PM

Subject: EIR comments from John Turk

To: [dlubs@spusd.net](mailto:dlubs@spusd.net)

July 30, 2015 David Lubs, Assistant Superintendent of Business Services, South Pasadena Unified School District

Dear Mr. Lubs,

I attended the meeting on July 21, 20-15 given by John from Michael Baker International about the EIR for the building project on the school district parking lot. I was glad for the opportunity to hear about the project and voice my thoughts, hear from others and contribute to the process. Upon reflection I am writing you with additional thoughts.

Here is a list of items that I feel are important to consider for the EIR concerning the development of the school parking lot on El Centro and Mission Street in South Pasadena:

Though parking is not allowed to be considered because of the proximity to the rail station, the number of pedestrians who enter and exit those cars needs to be addressed and evaluated.

The travel routes and habits of pedestrians from vehicles, public transportation, housing and schools need to be evaluated and accommodated

The evaluation of traffic flow in the area as it is now needs to be evaluated. That area should include a radius of at least one mile because of the impact to light rail, signal synchronization, potential freeway or tunnel impact.

The impact of a tunnel for the extension of the 710 freeway should be considered when building the three story below ground level parking.

Delivery trucks in the area for business, especially restaurants should be evaluated. The backup of traffic from stopped trucks needs attention now. How will more delivery trucks impact traffic flow and pedestrian movement? The need for a delivery bay or loading dock needs to be evaluated.

The evaluation of the area for traffic and pedestrian movement needs to be done at various times because the movements and volume vary. The following bring more traffic and people: library events, community room events, senior citizens events, the Farmers Market on Thursday afternoons and evenings, the art walks, Fourth of July parades, several relay races, the Classic Car shows, and Museum events and there is also the congestion resulting from Filming in the area. Almost all of these events have some degree of financial impact to the existing businesses and City general funds.

The impact of the number of units in the project needs to be evaluated as it concerns the number of occupants that can affect the voting that occurs in the City for increasing property taxes though the voters are only renters and pay no direct property tax. There is also the need to evaluate the ratio of homeowners to renters as concerning the passage of a rent control law in the City. What is the ratio currently and how will this number of rental units and occupants affect that balance?

The issue of height limit needs to be considered as well. The opportunity to provide enough income for the project to the school district and the business district is golden at this point. It should not be passed by. Others I have spoken with agree that a parking structure of several stories though over the regulated limit could be accomplished in successfully by talented architects and designers. A taller structure set back from the street could be less noticeable if done correctly. A parking structure that can be operated to generate income from fees for the school district would help provide funds for students and the prospect of more visitors being able to stop in the business district could be a financial help to them. The school district should be advised as to the impact of how a parking structure in addition to the underground parking could be accepted and supported by the community. A survey of business and residents and cultural organizations and other stakeholders needs consideration.

Thank you for the opportunity to share my thought and work to make this project the very best,

Sincerely , John Turk, 1018 Mission Street, Studio 3, South Pasadena, CA, 91030 ([626-372-1233](tel:626-372-1233) )



## COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
Telephone: (562) 699-7411, FAX: (562) 699-5422  
[www.lacsd.org](http://www.lacsd.org)

GRACE ROBINSON HYDE  
Chief Engineer and General Manager

July 30, 2015

Ref File No.: 3371262

Mr. David Lubs  
Assistant Superintendent of Business Services  
South Pasadena Unified School District  
1020 El Centro Street  
South Pasadena, CA 91030

Dear Mr. Lubs:

### **Mission Place Project**

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on July 6, 2015. The proposed development is located within the jurisdictional boundaries of District No. 16. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Alhambra Road Trunk Sewer, located in Alhambra Road at Fremont Avenue. This 14-inch diameter trunk sewer has a design capacity of 1.6 million gallons per day (mgd) and conveyed a peak flow of 0.8 mgd when last measured in 2010.
2. The wastewater generated by the proposed project will be treated at one or more of the following: the Joint Water Pollution Control Plant located in the City of Carson, which has a design capacity of 400 mgd and currently processes an average flow of 263 mgd; the Whittier Narrows WRP located near the City of South El Monte, which has a design capacity of 15 mgd and currently processes an average flow of 8 mgd; and/or the Los Coyotes WRP located in the City of Cerritos, which has a design capacity of 37.5 mgd and currently processes an average flow of 21.1 mgd.
3. The expected average wastewater flow from the proposed project, 91 multi-family residential units and 7,000 square feet of commercial space, is 16,471 gallons per day. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1. Loadings for Each Class of Land Use link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project.

Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Hyde



Adriana Raza  
Customer Service Specialist  
Facilities Planning Department

AR:ar

cc: M. Sullivan  
J. Ganz

# MEMO

**To:** David Lubs, Geoff Yantz  
SOUTH PASADENA UNIFIED SCHOOL DISTRICT

**From:** John Bellas

**Date:** July 27, 2015

**Re:** July 21 Mission Place Project Scoping Meeting Summary

This memo summarizes the comments of the July 21, 2015 South Pasadena Unified School District's (District or SPUUSD) Scoping Meeting for the Mission Place Project. A total of 16 individuals signed the attendance sheet, nine speaker cards were received (four included written comments), and eight individuals provided verbal comments. The speaker cards are enclosed and the verbal comments are summarized as follows:

1. John Turk: Expressed concerns regarding lack of on-site parking during Project construction for District employees, and construction staging. Expressed concern that on-street parking may be reduced along Diamond and Fairview due to operation of the proposed Project. Stated a preference to above ground parking rather than the subterranean parking garage. Expressed that the Project should provide more than 41 public parking. Concerned that there would be pedestrian/vehicle conflict at the new driveways. Expressed concerns that the water table would be hit during Project excavation.
2. Shaun Kaplan: Concerned about impacts to SPUUSD schools and displaced students. Worried that people would use the Project address to register children who don't live in District boundaries. Concerned about loss of parking for Farmers Market during construction and operation.
3. Sally Kilby: Expressed that Project is out of scale with current Mission Street development and the residential neighborhood to the south. Concerned that Project would result in pedestrian/vehicle conflict at the new driveways. Concerned that City's existing infrastructure would be stressed by Project. Concerned that Library parking would be impacted.
4. Bianca Richards: Expressed that 300 foot radius did not inform enough neighbors about the Scoping Meeting. Concerned that Project would result in increased risk to pedestrians, cited existing safety hazard due to cut through traffic along El Centro and Oxely. Parking for both Library and Farmers Market would be impacted by the Project.
5. Tom Archer: Expressed concern that the trees to be removed were not properly assessed and that their removal would have a cumulative impact on the urban forest of South Pasadena.

**RE: July 21 Mission Place Project Scoping Meeting Summary**

**Page 2**

Expressed that the building height would be out of scale with the Mission Street neighborhood.

6. Shelia Rossi: Concerned about parking spillover on residential streets from Project occupants. Concerned about cumulative increase in traffic congestion along Monterey Road and Fremont. Concerned about cumulative increase in neighborhood cut-through traffic from this and other South Pasadena development. Pedestrian/vehicle conflict.
7. Jason Mak: Owner of the Golden Oaks Senior Housing Unit. Expressed that the Initial Study should not use a population rate of 2.2 persons per household. Concerned about construction noise on Golden Oaks residents. Concerned about the impacts of new population on SPUSD classroom size.
8. Abe Oheb: Expressed concern over the potential loss of on-street parking on Diamond and Fairview.

End of memo.

Enclosure: Speaker Cards

**COMMENT CARD**  
**South Pasadena Unified School District**  
**Mission Place Project Scoping Meeting**  
**July 21, 2015**

Name: Shawn Kaplan

If you would like to speak tonight, please check here:  If time allows, comments below

If you would prefer to provide written comment use the space below:

I am concerned about the additional housing as it relates to our schools. The middle school has tripled in size since it was built. In coming kinders @ AV can I have been bumped due to over-crowding. The larger the district becomes the greater the risk of declining quality. Is there a cap on the number of multi-family units allowed in the city? What is the plan to keep our schools small, quality high

and maintain our property values?

You may also send comments to the following address:  
South Pasadena Unified School District  
1020 El Centro Street  
South Pasadena, CA 91030  
Attn: David Lubs  
(626) 441-5810 (telephone) / (626) 441-5815 (facsimile)  
[dlubs@spusd.net](mailto:dlubs@spusd.net)

**COMMENT CARD**  
**South Pasadena Unified School District**  
**Mission Place Project Scoping Meeting**  
**July 21, 2015**

Name: Sally Kelly

If you would like to speak tonight, please check here:

If you would prefer to provide written comment use the space below:

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You may also send comments to the following address:

**South Pasadena Unified School District**  
1020 El Centro Street  
South Pasadena, CA 91030  
Attn: David Lubs  
(626) 441-5810 (telephone) / (626) 441-5815 (facsimile)  
[dlubs@spusd.net](mailto:dlubs@spusd.net)

**COMMENT CARD**  
**South Pasadena Unified School District**  
**Mission Place Project Scoping Meeting**  
**July 21, 2015**

Name: Bianca Richards

If you would like to speak tonight, please check here:

If you would prefer to provide written comment use the space below:

notification of neighborhood  
300 ft  
library patrons - during open  
hours - parking  
intersections - pedestrians

You may also send comments to the following address:  
South Pasadena Unified School District  
1020 El Centro Street  
South Pasadena, CA 91030  
Attn: David Lubs  
(626) 441-5810 (telephone) / (626) 441-5815 (facsimile)  
[dlubs@spusd.net](mailto:dlubs@spusd.net)

**COMMENT CARD**  
**South Pasadena Unified School District**  
**Mission Place Project Scoping Meeting**  
**July 21, 2015**

Name: TOM ATSCHEK

If you would like to speak tonight, please check here:

If you would prefer to provide written comment use the space below:

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You may also send comments to the following address:  
South Pasadena Unified School District  
1020 El Centro Street  
South Pasadena, CA 91030  
Attn: David Lubs  
(626) 441-5810 (telephone) / (626) 441-5815 (facsimile)  
[dlubs@spusd.net](mailto:dlubs@spusd.net)

**COMMENT CARD**  
**South Pasadena Unified School District**  
**Mission Place Project Scoping Meeting**  
**July 21, 2015**

Name: Sheila Rossi

If you would like to speak tonight, please check here:

If you would prefer to provide written comment use the space below:

Parlary

Traffic

Open Spaces

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You may also send comments to the following address:  
South Pasadena Unified School District  
1020 El Centro Street  
South Pasadena, CA 91030  
Attn: David Lubs  
(626) 441-5810 (telephone) / (626) 441-5815 (facsimile)  
[dlubs@spusd.net](mailto:dlubs@spusd.net)

**COMMENT CARD**  
**South Pasadena Unified School District**  
**Mission Place Project Scoping Meeting**  
**July 21, 2015**

Name: JASON MAK

If you would like to speak tonight, please check here:



If you would prefer to provide written comment use the space below:

None

None

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South Pasadena, CA 91030  
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**COMMENT CARD**  
**South Pasadena Unified School District**  
**Mission Place Project Scoping Meeting**  
**July 21, 2015**

Name: Abe Oheb

If you would like to speak tonight, please check here:

If you would prefer to provide written comment use the space below:

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**South Pasadena, CA 91030**  
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**[dlubs@spusd.net](mailto:dlubs@spusd.net)**

COMMENT CARD

South Pasadena Unified School District  
Mission Place Project Scoping Meeting  
July 21, 2015

Name: RUDOLPH AVILA-GARCIA

If you would like to speak tonight, please check here:

If you would prefer to provide written comment use the space below:

PLEASE CLARIFY THE COMPLETION DATE OF THE PROJECT.  
OF THE 91 RESIDENTIAL UNITS, HOW MANY ARE DESIGNATED FOR SENIORS?  
OF THE 228 PARKING SPACES, HOW MANY ARE DESIGNATED TIME LIMITED FREE PARKING?

You may also send comments to the following address:  
South Pasadena Unified School District  
1020 El Centro Street  
South Pasadena, CA 91030  
Attn: David Lubbs  
(626) 441-5810 (telephone) / (626) 441-5815 (facsimile)  
[dlubbs@spusd.net](mailto:dlubbs@spusd.net)

COMMENT CARD

South Pasadena Unified School District  
Mission Place Project Scoping Meeting  
July 21, 2015

Name: RUDOLPH AVILA-GARCIA

If you would like to speak tonight, please check here:

If you would prefer to provide written comment use the space below:

HOW MANY PARKING SPACES ON DIAMOND AVE BETWEEN EL CENTRO & MISSION DO YOU PLAN TO REMOVE DUE TO THE NARROW WIDTH OF DIAMOND?

You may also send comments to the following address:  
South Pasadena Unified School District  
1020 El Centro Street  
South Pasadena, CA 91030  
Attn: David Lubbs  
(626) 441-5810 (telephone) / (626) 441-5815 (facsimile)  
[dlubbs@spusd.net](mailto:dlubbs@spusd.net)

WHAT TYPES OF RETAIL LEASEES  
ARE YOU SEEKING? CLOTHING,  
HOME ~~WORK~~ FURNISHING,  
HAIR SALONS, RESTAURANTS, ETC.?

COMMENT CARD  
South Pasadena Unified School District  
Mission Place Project Scoping Meeting  
July 21, 2015

Name: RUDOLPH AVILA-GARCIA

If you would like to speak tonight, please check here:

If you would prefer to provide written comment use the space below:

HOW MANY PARKING SPACES ON  
DIAMOND AVE BETWEEN EL  
CENTRO & MISSION DO YOU PLAN  
TO REMOVE DUE TO THE NARROW  
WIDTH OF DIAMOND?

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South Pasadena, CA 91030  
Attn: David Lubs  
(626) 441-5810 (telephone) / (626) 441-5815 (facsimile)  
[dlubs@spsud.net](mailto:dlubs@spsud.net)

**COMMENT CARD**

**South Pasadena Unified School District  
Mission Place Project Scoping Meeting  
July 21, 2015**

John Turk

would like to speak tonight, please check here:

would prefer to provide written comment use the space below:  
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