SECOND ADDENDUM TO THE EAST LOS ANGELES COLLEGE FACILITIES MASTER PLAN FINAL ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE NO. 2004109028

Prepared for

LOS ANGELES COMMUNITY COLLEGE DISTRICT
770 Wilshire Boulevard
Los Angeles, CA 90017

Prepared by

TERRY A. HAYES ASSOCIATES LLC
8522 National Boulevard, Suite 102
Culver City, CA 90232

January 3, 2008

TABLE OF CONTENTS

Page No.

LIST OF FIGURES

1.0 PROJECT OVERVIEW

Introduction

The California Environmental Quality Act (CEQA) requires environmental review of all projects to determine whether there may be a significant impact on the environment. This report is the Second Addendum to the Final Environmental Impact Report (Final EIR) for the East Los Angeles College (ELAC) Facilities Master Plan Project, which specifically addresses the modernization and expansion of the existing Dr. Helen Miller Bailey Library. The Final EIR evaluated the potential environmental effects, which would result from implementation of the proposed ELAC Facilities Master Plan.

ELAC is located at 1301 Avenida Cesar Chavez in the City of Monterey Park, approximately 5.5 miles east of Downtown Los Angeles. More specifically, the ELAC campus is bounded by Avenida Cesar Chavez on the south, Floral Drive on the north, Collegian Avenue on the east, and Bleakwood Avenue on the west.

Background

As presented in the East Los Angeles College Master Plan Final Environmental Impact Report (Master Plan Final EIR), certified by the Los Angeles Community College District (LACCD) Board of Trustees (Lead Agency) on February 20, 2002, the Master Plan consisted of the addition of 433,149 square feet of space to the ELAC Facilities and 3,512 net new parking spaces within four new parking structures.

The Lead Agency certified that the EIR was prepared in accordance with CEQA and the State CEQA Guidelines, as amended. Findings of Fact were prepared for all significant impacts, and a Statement of Overriding Considerations was prepared for those significant impacts that could not be mitigated. These Findings of Fact were adopted by the Lead Agency at the time the Master Plan Final EIR was certified. For all impacts identified as significant, a Mitigation Monitoring and Reporting Program (MMRP) was adopted which outlined the required mitigation and identified those parties responsible for carrying out and enforcing these measures.

A Notice of Determination indicating LACCD approved the project was filed on February 25, 2002 with the Los Angeles County Clerk's Office. The 30-calendar-day statute of limitations on court challenges to the project approval expired on March 29, 2002. No challenges to the EIR or project approval of the project had been filed.

Due to budgetary issues, changes to the Master Plan were proposed in the First Addendum to the Master Plan Final EIR, which was prepared in February 2004. The proposed changes involved (1) a change in location of new facilities proposed in the Master Plan, (2) construction of new facilities not proposed in the Master Plan, and (3) demolition of existing facilities that were to remain intact under the Master Plan. This Addendum was adopted by the Lead Agency in 2004.

2.0 ENVIRONMENTAL REVIEW REQUIREMENTS

An Addendum to a previously certified Master Plan Final EIR is permitted if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. The CEQA Guidelines provide in Sections 15162 and 15164 that an Addendum to a previously certified EIR can be prepared for a project if the criteria and conditions summarized below are satisfied:

1. **No Substantial Changes**. There are no substantial changes proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

2. **No Substantial Changes in Circumstances**. Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. **No Substantial New Information**. There is no new information of substantial importance which was not known or could not have been known at the time of the previous EIR that shows any of the following:

   (A) The project will have one or more significant effects not discussed in the previous EIR;

   (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   (C) Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternatives; or

   (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Each of the above conditions is satisfied. There have been no substantial changes to the Master Plan design or components since certification of the Final EIR or the First Addendum. There is no substantial new information meeting any of the standards set forth in paragraph 3(A) through (D) above. Evaluation of the changes to the proposed modernization and expansion of the existing Helen Miller Bailey Library has been conducted, and no new significant impact is anticipated.

Accordingly, as detailed in the following sections, no supplemental or subsequent EIR is required in connection with this change in the Master Plan. CEQA Guidelines Section 15164 requires either the Lead Agency or a responsible agency to prepare an addendum to a previously certified EIR if "some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." In addition, Section 15164(b) provides that an addendum "may be prepared if only minor technical changes or additions are necessary."

ELAC has developed this addendum in order to fully reflect the Master Plan change described in Section 3.0 Subject and Focus of the Addendum. No circulation of this Addendum for public review is required by CEQA or the Guidelines per Section 15164(c)).

3.0 SUBJECT AND FOCUS OF THE ADDENDUM

The following sections of this report demonstrate that the criteria and conditions identified above have been satisfied and that this Addendum is the appropriate type of environmental documentation for the ELAC Facilities Master Plan, and a Subsequent or Supplemental EIR is not necessary. Specifically, this

report evaluates whether there are any potentially significant environmental impacts resulting from change to the Master Plan as a result of the proposed project.

As presented in the certified Final EIR, the ELAC Facilities Master Plan provided a comprehensive framework for the removal and remodeling of existing structures and the construction of new campus facilities. The subject and focus of this Addendum is to update the Master Plan (Master Plan Update) to include the modernization and expansion of the existing Dr. Helen Miller Bailey Library (library), which is centrally located on the ELAC campus, as shown in **Figure 1**. This improvement was not included in the original Master Plan or the proposed changes to the Master Plan that were addressed in the First Addendum to the Final EIR.

The existing library faces Cesar Chavez Avenue within the ceremonial courtyard adjacent to the Administration and Student Services buildings. This two-story library contains approximately 45,400 gross square feet (GSF), and at the time of its completion in December 1979, it was designed to hold 110,000 volumes and seat 600 students, as well as house reading rooms, study carrels, student study areas, stacks, microfilm reading, and library offices.

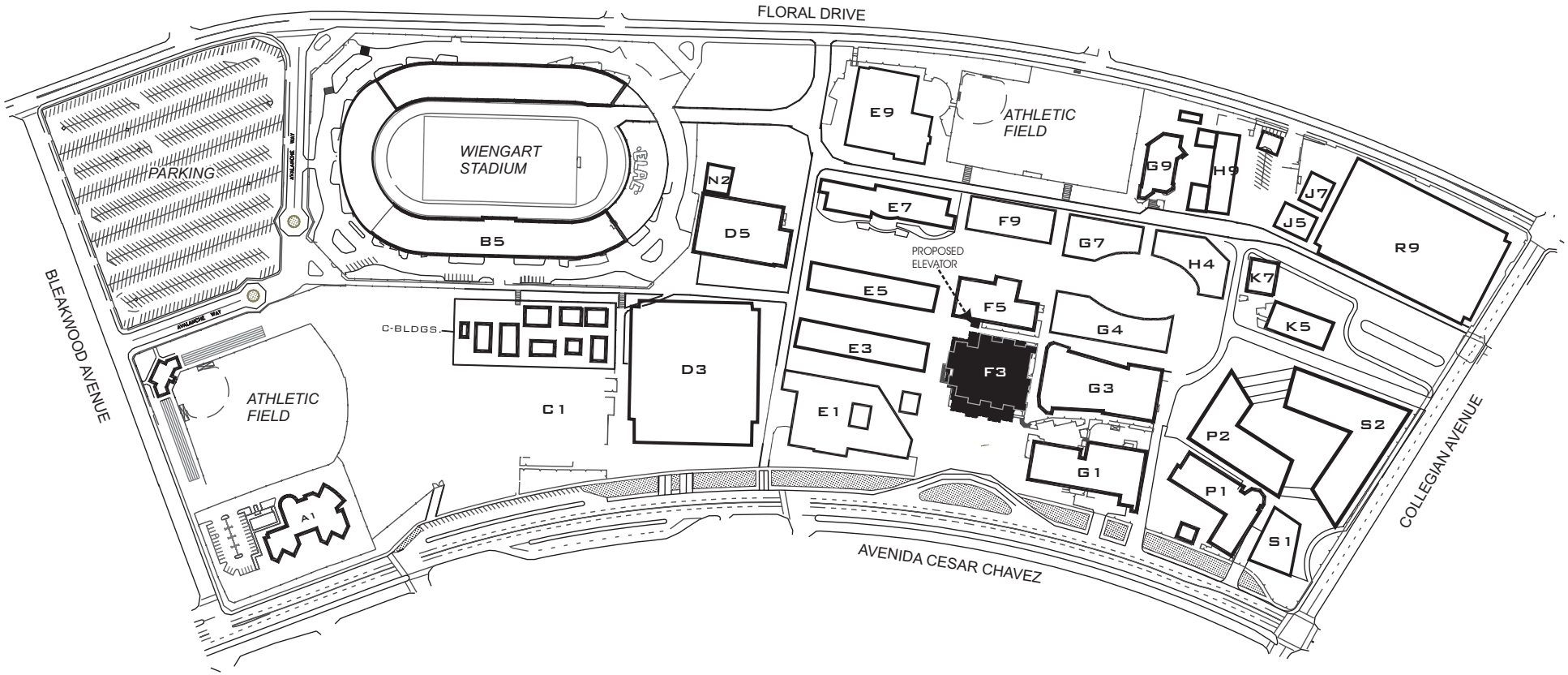
Due to the current and anticipated future growth of the campus and ever changing library services, the library necessitates the proposed expansion and modernization to address current and future technology and resource demands. The existing library would be expanded to approximately 57,100 GSF, an increase of 11,700 GSF to accommodate changing student population and increased collection size. The improved library would (1) accommodate approximately 150,000 volumes; (2) include reading and study facilities of varying sizes and types from individual to small and medium group study rooms; (3) house library offices, campus archives and library support; and (4) create a new building entrance.

Computer and technology now take an important role in library services, factors that were not considered when the library was originally designed. The existing library was constructed under the 1973 Uniform Building Code and requires updating to current codes and standards. Modernization of the library would also address computer and technology changes, fire protection/life safety, accessibility, security, and seismic modifications based on Division of the State Architect (DSA) requirements.

In addition, the proposed improvements would involve the removal of the existing bridge that connects the library building to the Campus Center building (Building F5 in **Figure 1**) and the addition of an elevator to Building F5 to provide access for the disabled to the second level. **Figure 2** shows the existing first and second floor plans for the proposed improvements to the existing library.

4.0 PREVIOUSLY DISCLOSED MASTER PLAN IMPACTS

The Master Plan Final EIR disclosed that there would be a significant impact on air quality related to PM_{10} from construction and a significant impact on noise related to intermittent disruptions during construction. The Master Plan Final EIR concluded that, with application of mitigation as described in the Mitigation Monitoring and Reporting Program, no other significant environmental impacts would occur with respect to the construction and operation of the proposed project. The proposed change to the Master Plan as a result of the modernization and expansion of the existing Dr. Helen Miller Bailey Library would not result in any new significant environmental impacts that have not already been disclosed and considered in the Master Plan Final EIR and First Addendum for the implementation of the ELAC Facilities Master Plan.



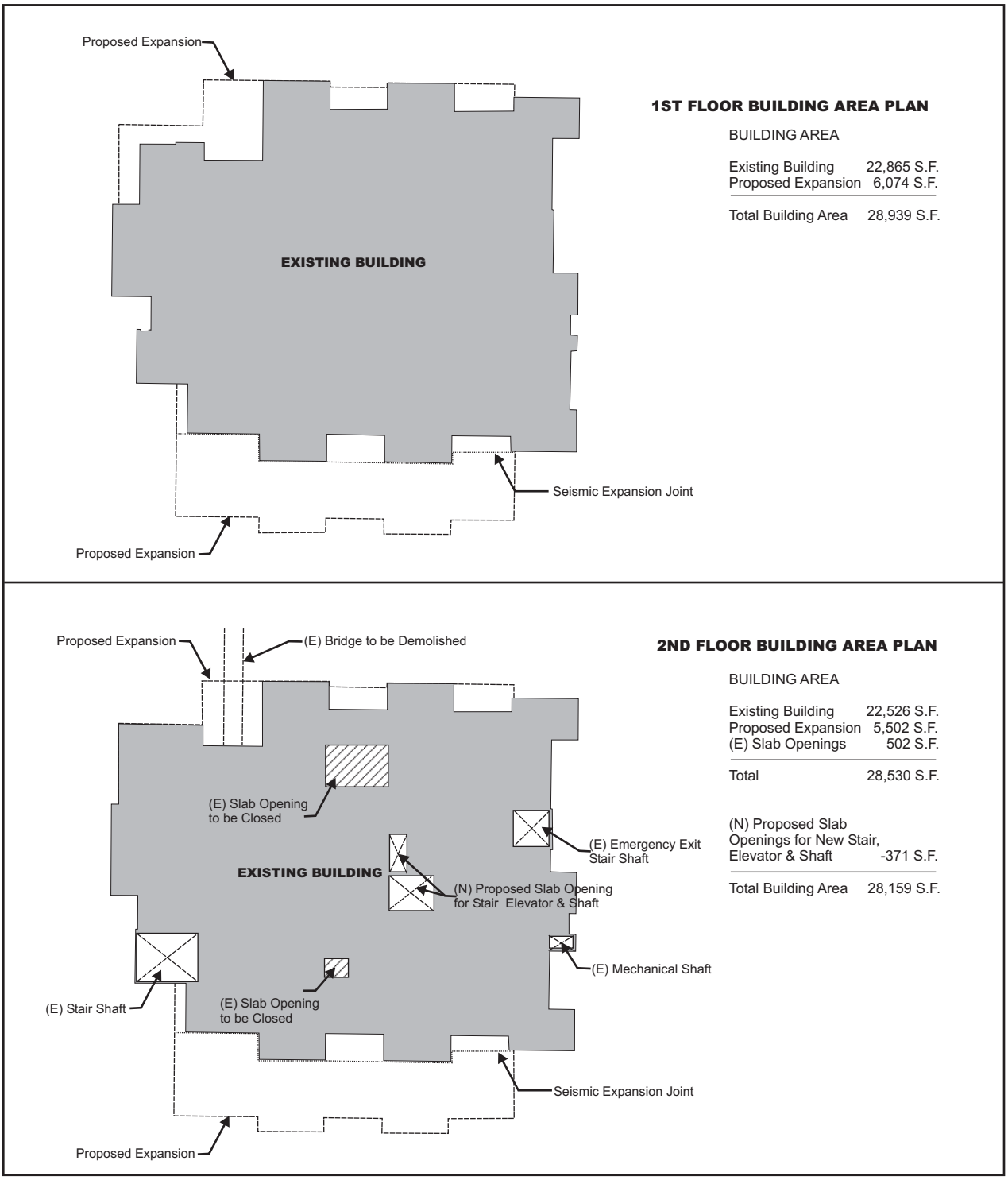
LEGEND:

Dr. Helen Miller Bailey Library

BUILDING LEGEND:

A1 - CHILD DEVELOPMENT CENTER
B5 - WEINGART STADIUM/SHERIFF'S OFFICE
C1 - MEN'S GYMNASIUM
D3 - PARKING STRUCTURE #3 (UNDER CONSTRUCTION)
D5 - "SWIM STADIUM" - STUDENT CENTER
E1 - STUDENT SERVICES
E3 - CLASSROOM BUILDING
E5 - CLASSROOM BUILDING
E7 - NEW TECHNOLOGY CENTER
E9 - WOMEN'S GYMNASIUM
F3 - DR. HELEN MILLER BAILEY LIBRARY
F5 - CAMPUS CENTER
F9 - NEW LANGUAGE ARTS BUILDING
G1 - BAUM STUDENT CENTER
G3 - AUDITORIUM
G4 - NEW MATH & SCIENCE #3
G7 - NEW HEALTH CARE BUILDING
G9 - NURSING DEPARTMENT
H4 - NEW MATH & SCIENCE #2
H9 - PLANT FACILITY
J5 - NEW OFFICE
J7 - NEW CARPENTRY BUILDING
K5/K7 - MUSIC DEPARTMENT
N2 - MENTE LAB
P1 - AUTO TECHNOLOGY
P2 - NEW PERFORMING AND FINE ARTS COMPLEX
R9 - NEW PARKING STRUCTURE #4/TRANSIT CENTER
S1 - VINCENT PRICE ART GALLERY
S2 - NEW PERFORMING AND FINE ARTS COMPLEX

SOURCE: Tetra Design Architects & Planners, May 2005



LEGEND:

Existing Building

Proposed Expansion

APPROX. SCALE

N

0 25 50 FEET

SOURCE: Tetra Design Architects & Planners, May 2005

taha 2007-130

East Los Angeles College Facilities Master Plan
Final EIR Second Addendum

LOS ANGELES COMMUNITY COLLEGE DISTRICT

FIGURE 2

FLOOR BUILDING AREA PLANS

5.0 DISCUSSION OF IMPACTS

5.1 Aesthetics and Lighting

Master Plan EIR Conclusions. One of the primary concerns of the Master Plan EIR was the potential impact of spillover lighting associated with the tennis courts, athletic fields, and stadium lighting on adjacent residential properties. Lighting for the new buildings would be used as accents to the new structures, as well as for security purposes. The Master Plan EIR concluded that lighting associated with the new buildings would not result in glare or glow to the surrounding community. In addition, the Master Plan EIR indicated that no unavoidable significant impacts were anticipated with regard to aesthetics or lighting and that mitigation measures related to spillover lighting would reduce potential impacts to less-than-significant levels.

No scenic resources are found within or adjacent to the project site. The general project area is described as a developed urban setting with no distinguishing scenic or public views. No scenic highways exist.

Master Plan Update. The modernization and expansion of the existing library and the addition of an elevator to Building F5 would not add any new structures that would impact the line-of-sight from the surrounding neighborhood or cast additional lighting onto adjacent residential communities. The proposed improvements would retain the existing building height as the expansion is proposed horizontally, slightly adding to the northern and southern faces of the existing library building and the southern face of Building F5. In addition, the proposed expansion would be designed to complement the materials, style, and character of the existing library building. Therefore, no new impacts related to aesthetics and lighting beyond those previously disclosed would result from implementation of the proposed improvements.

Project Specific Mitigation Measures. None required.

5.2 Air Quality

Master Plan EIR Conclusions. For construction-related impacts, the Master Plan EIR disclosed that PM_{10} emissions are expected to exceed South Coast Air Quality Management District (SCAQMD) thresholds during the grading/excavation phase of the construction period, resulting in a significant impact. PM_{10} abatement measures were recommended consistent with SCAQMD Rule 403 to reduce PM_{10} levels to the maximum extent feasible. However, such impacts were not anticipated to be reduced to less-than-significant levels and, as such, were considered to be significant and unavoidable. The Master Plan EIR did not find any other significant unavoidable impacts related to air quality.

Daily operations emissions for the Master Plan would be generated by motor vehicles. An evaluation of criteria pollutants; carbon monoxide (CO), reactive organic gas (ROG), nitrogen oxides (NO_x) and particulate matter (PM_{10}), determined that operational emissions would not exceed the SCAQMD significance threshold.

Master Plan Update. The proposed improvements would involve the modernization and expansion of the existing library and the addition of an elevator to Building F5, which would not require any major construction, grading, or excavation activities that may result in significant air quality construction emissions. Air quality emissions during construction of the proposed improvements would be negligible and would likely be limited to mobile emissions from the vehicles that deliver construction materials and demolition of the north and south faces of the existing building. As with the findings presented in the Master Plan EIR, construction emissions are not anticipated to exceed South Coast Air Quality Management District (SCAQMD) thresholds on any given day during the construction period. Because

the proposed improvements would not require any major grading or excavation, which is the phase of Master Plan construction that would exceed the threshold for particulate matter (PM_{10}), construction impacts are not anticipated to contribute to this exceedance. Therefore, no new air quality impacts related to construction emissions beyond those previously disclosed would result from implementation of the proposed improvements.

Daily operations emissions are a function of the number of vehicles accessing the site. The proposed improvements would not result in increased enrollment beyond what was presented in the Master Plan EIR. Therefore, no new air quality impact related to project operation beyond those previously disclosed would result from implementation of the proposed improvements.

Project Specific Mitigation Measures. None required.

5.3 Cultural Resources

Master Plan EIR Conclusions. The Master Plan EIR stated that a record search of the ELAC campus, conducted by the South Central Coastal Information Center, found that no historical or prehistoric archaeological sites were located within a one-half-mile radius of the campus. No State or National historic places or points of interest were located within the area, and a search conducted by the California Native American Heritage Commission failed to indicate the presence of any Native American cultural resources in the immediate project area. In addition, no buildings of historic value were identified. Accordingly, no impact to historical resources was anticipated.

Master Plan Update. Because there are no cultural resources existing on-site, the proposed modernization and expansion of the existing library and the addition of an elevator to Building F5 are not anticipated to disturb or impact any cultural resources. Additionally, construction activities associated with the proposed improvements would not require major excavation that could potentially disturb any unknown archaeological resources. Therefore, no new impacts related to cultural resources beyond those previously disclosed would result from implementation of the proposed improvements.

Project Specific Mitigation Measures. None required.

5.4 Geology and Seismicity

Master Plan EIR Conclusions. The potential for groundshaking was found to be high because the ELAC campus is situated above the Elysian Park Thrust Fault. The potential effects of groundshaking would be reduced to less-than-significant levels by designing all new buildings according to current City and State seismic building and development code requirements. The Master Plan EIR also found that landsliding could occur due to seismic groundshaking. Because there is a state-designated landslide zone on-site, impacts were anticipated. However, implementation of a mitigation measure requiring a detailed subsurface engineering geologic/geotechnical investigation prior to completing design plans for the proposed project would reduce impacts to less-than-significant levels.

Master Plan Update. The proposed project would involve the modernization and expansion of an existing building and the addition of an elevator to another building on the ELAC campus. As such, the proposed improvements to the existing library and Building F5 would be subject to the same building requirements (e.g., City and State seismic building and development code requirements) and mitigation measures discussed in the Master Plan EIR. Therefore, no new impacts related to geology and seismicity beyond those previously disclosed would result from implementation of the proposed project.

Project Specific Mitigation Measures. None required beyond those identified in the Master Plan EIR.

5.5 Hazards and Hazardous Materials

Master Plan EIR Conclusions. The demolition and/or renovation of any structures with asbestos containing materials or lead-based paint was found to have the potential to release these substances into the atmosphere and cause a significant impact if these substances are not properly stabilized or removed prior to demolition. Implementation of mitigation measures to ensure the safe removal of such materials before demolition would reduce impacts associated with hazardous materials to less-than-significant levels.

Master Plan Update. The existing library was completed in December 1979 prior to the ban on the use of asbestos containing materials in 1989 but after the ban on the use of lead-based paint in 1978. Consequently, there is a potential for asbestos containing materials to be present in the existing library building. Similar to the previous finding, the proposed improvements would have the potential to release asbestos containing materials into the atmosphere and cause a significant impact if asbestos containing materials are not properly removed prior to disturbance. However, the proposed improvements to the existing library would be subject to proper removal and disposal. In addition, the mitigation measures identified in the Master Plan EIR would be applied to the proposed improvements to ensure safe removal of any hazardous materials before demolition. With the implementation of these mitigation measures, no new significant impacts related to hazards and hazardous materials beyond those previously disclosed would result from implementation of the proposed project.

Project Specific Mitigation Measures. None required beyond those identified in the Master Plan EIR.

5.6 Land Use and Planning

Master Plan EIR Conclusions. The Master Plan EIR concluded that the proposed facilities and improvements to the ELAC campus were consistent with existing uses on campus and would not conflict with regional and local zoning and land use plans. No significant adverse land use impacts were anticipated.

Master Plan Update. The proposed change to the Master Plan associated with the modernization and expansion of the existing library and the addition of an elevator to Building F5 would not create a new use that does not already exist on the campus and, as such, would be consistent with all regional and local zoning and land use plans. Therefore, the proposed project would not result in any new significant impacts beyond those previously disclosed and would be consistent with findings presented in the Master Plan EIR.

Project Specific Mitigation Measures. None required.

5.7 Noise

Master Plan EIR Conclusions. The Master Plan EIR concluded that noise limit thresholds would likely be exceeded due to construction activities. Mitigation measures were recommended to reduce construction noise impacts to the maximum extent feasible. However, a significant unavoidable impact due to intermittent disruptions during construction was identified.

For operational impacts, changes in traffic-related noise were concluded to be less than three decibels. This level of change is not discernible to the human ear. Therefore, no significant impacts due to traffic-related noise were anticipated.

The modernization of Weingart Stadium was anticipated to have the greatest impact on noise levels in the project vicinity due to proposed increase in attendees from 20,400 to 30,000 under worst-case conditions. The Master Plan EIR concluded that noise increases of greater than three decibels were likely at nearby sensitive receptors.

Master Plan Update. The proposed improvements would involve the modernization and expansion of the existing library and the addition of an elevator to Building F5, which would not require any major construction, grading, or excavation activities that may result in excessive noise. Potential construction-related noise associated with the proposed improvements is not anticipated to exceed the noise levels estimated at the residential units on Avenida Cesar Chavez identified in the Master Plan EIR. Therefore, no new noise impacts related to project construction beyond those previously disclosed would result from implementation of the proposed improvements.

Operational noise is a function of the number of vehicles accessing the site based on enrollment. The proposed improvements would not result in increased enrollment beyond what was presented in the Master Plan EIR. Therefore, no new noise impact related to project operation beyond those previously disclosed would result from implementation of the proposed improvements.

Project Specific Mitigation Measures. None required.

5.8 Public Services

Master Plan EIR Conclusions. The Master Plan Final EIR concluded that no potential significant impacts to fire protection were anticipated. The increase in enrollment due to Master Plan improvements was anticipated to result in a significant impact on campus security provided by the Los Angeles County Sheriff's Department. The implementation of mitigation measures to improve security on the ELAC campus was determined to be sufficient to reduce this potential impact to a less-than-significant level.

Master Plan Update. The proposed improvements would involve the expansion and modernization of an existing library to address current and future technology and resource demands and the addition of an elevator to Building F5 to provide access for the disabled to the second level. Accordingly, these improvements would not result in the creation of a new building/facility or the addition of students to the ELAC campus to place additional demands on fire protection and campus security services. Therefore, proposed project would not result in any new impacts beyond those previously disclosed. Although no significant impacts would result from the proposed improvements, the mitigation measures identified in the Master Plan EIR would be applied to the proposed project to continue the improvement of safety and security on the ELAC campus.

Project Specific Mitigation Measures. None required beyond those identified in the Master Plan EIR.

5.9 Transportation and Traffic

Master Plan EIR Conclusions. The Master Plan EIR summarized the findings of a traffic and parking study conducted by Kaku Associates in September 2000. The study evaluated traffic generated by the proposed Facilities Master Plan and the impacts on the surrounding street system. The traffic analysis addressed existing conditions, cumulative base conditions, and cumulative plus project conditions. Existing and future parking demands were also analyzed in detail, and traffic and parking mitigation measures were recommended as needed. Twelve project area intersections were analyzed to determine the volume to capacity (V/C) ratio and corresponding level of service (LOS) for the signalized intersections and average vehicle delay for unsignalized intersections. The study concluded that three of the 12 intersections would be significantly impacted by the proposed Master Plan. These 3 intersections

are Bleakwood Avenue at Floral Drive, Bleakwood Avenue at Avenida Cesar Chavez, and Collegian Avenue at Floral Drive. However, with implementation of mitigation measures, impacts associated with the proposed project at these intersections would be reduced to less-than-significant levels.

The Master Plan proposed 5,336 parking spaces (3,506 new), allowing all students who currently park off-campus to be accommodated on-site. Projected year 2015 peak parking demand for the campus is 1,730 spaces during the morning period, 1,335 spaces during the afternoon, and 1,599 spaces during the evening hours. The traffic study stated that the parking demand created by the project would easily be accommodated by these parking spaces. However, the change in the proposed parking plan due to the update to the Master Plan in 2004 (First Addendum to the Master Plan Final EIR) resulted in a reduction in the number of parking structures and spaces and reallocated the number of parking spaces in each on-campus parking lot. This first Master Plan Update proposed approximately 4,744 parking spaces to be provided on-campus. Similar to the findings of the Master Plan EIR, year 2015 peak parking demand would occur in the morning with a demand for 1,730 parking spaces. The proposed 4,744 parking spaces would accommodate this demand. Accordingly, no new impacts were identified.

Master Plan Update. The proposed improvements would involve the modernization and expansion of the existing library to address current and future technology and resource demands and the addition of an elevator to Building F5 to provide access for the disabled to the second level. Accordingly, these improvements would not result in increased enrollment beyond what was presented in the Master Plan EIR. Because project traffic and the demand for parking are based on enrollment at the ELAC campus, no change in trips or parking demand would occur from implementation of the proposed improvements. Therefore, no new traffic and parking impacts beyond those previously disclosed would result from implementation of the proposed improvements.

Project-Specific Mitigation Measures. None required.

5.10 Utilities and Service Systems

Master Plan EIR Conclusions. The Master Plan, due to a projected increase in student enrollment, was anticipated to increase water usage by 125,000 gallons per day. The Master Plan EIR identified that there was sufficient capacity in the existing water pipe system to accommodate the additional water usage and construction of a new system would not be necessary. However, in an effort to comply with regional efforts to conserve water, the Master Plan EIR recommended mitigation measures to ensure that water resources were conserved to the greatest extent feasible.

The campus improvements under the Master Plan would result in an increase in average wastewater flow of approximately 70,075 gallons per day. Based on a conversation with the County Sanitation Districts of Los Angeles County, there is sufficient capacity to accommodate the additional wastewater flow.

The Master Plan was anticipated to generate an additional 0.5 tons of solid waste per day. Solid waste generated by the campus is accepted at Puente Hills Landfill and additional solid waste contribution would be negligible. Mitigation measures were recommended to help ensure that conservation measures are observed to limit the amount of future solid waste to the extent feasible.

Master Plan Update. The proposed improvements would involve the expansion and modernization of the existing library to address current and future technology and resource demands and the addition of an elevator to Building F5 to provide access for the disabled to the second level. Accordingly, these improvements would not result in the creation of a new building/facility or the addition of students to the ELAC campus to place additional burden or demands on utilities and service systems. Therefore, proposed project would not result in any new impacts beyond those previously disclosed. Although no

significant impacts would result from the proposed improvements, the mitigation measures identified in the Master Plan EIR for water and solid waste would be applied to the proposed project to continue to encourage water conservation and recycling on the ELAC campus.

Project Specific Mitigation Measures. None required beyond those identified in the Master Plan EIR.

6.0 EFFECTS DETERMINED NOT TO BE SIGNIFICANT

In the preparation of the Master Plan EIR, certain CEQA topic areas were not discussed because these effects were considered not significant or not expected to occur. These topic areas are:

- Agricultural Resources
- Biological Resources
- Flood Hazard/Hydrology
- Mineral Resources
- Population, Employment, and Housing
- Recreation
- Schools

The current update to the Master Plan (i.e., modernization and expansion of the existing Dr. Helen Miller Bailey Library and the addition of an elevator to Building F5) would not result in the need to address these topic areas.