

**WEST LOS ANGELES COLLEGE  
2013 WEST LOS ANGELES COLLEGE MASTER PLAN UPDATE**

**2<sup>ND</sup> ADDENDUM  
2010 FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT**

**State Clearinghouse No. 2004051112**

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**December 2015**

**WEST LOS ANGELES COLLEGE  
2013 FACILITIES MASTER PLAN UPDATE  
2<sup>ND</sup> ADDENDUM TO THE 2010 FINAL SEIR**

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## 1.0 INTRODUCTION

### 1.1 Purpose of the Addendum

The purpose of this Addendum is to evaluate and document the environmental effects associated with the 2013 West Los Angeles College (WLAC) Facilities Master Plan Update (2013 Master Plan Update).

A Facilities Master Plan was approved in 2005 (2005 Master Plan) and subsequently amended in 2010 (2010 Master Plan). An EIR was prepared and certified in 2005 (2005 FEIR) and a Supplemental EIR was prepared and certified in 2010 (2010 SEIR). The 2005 FEIR was certified (and the 2005 Master Plan approved) by the Los Angeles Community College District (LACCD) Board of Trustees in January 2005. In November 2008, voters approved Measure J, which included \$3.5 billion in bonds to upgrade facilities at the nine Los Angeles Community College District campuses. These additional funds allowed a number of previously unfunded facilities/buildings in the College's 2005 Master Plan to move forward. These bond funds also provided the College an opportunity to make additional minor revisions to the proposed physical improvements. The resultant changes to the 2005 Master Plan were approved in the 2010 Master Plan. The 2010 SEIR was prepared to address these changes.

After preparation of the 2010 SEIR a number of conditions changed. State Budget constraints reduced the number of students enrolled at State Colleges, including WLAC. With fewer students, the demand for student classrooms at WLAC was reduced compared to what was analyzed in 2010. In addition the funding available for WLAC was reduced. Therefore, an Amendment to the 2010 WLAC Master Plan was proposed (2013 Master Plan) and an Addendum to the 2010 Supplemental EIR was prepared to address those changes (2014 Addendum). Generally, the 2013 Master Plan Amendments included reductions, and/or elimination of all of the major components included in the 2010 Master Plan. In addition to changes to the Master Plan, changes were proposed to the location of construction staging. The LACCD Board of Trustees approved the 2013 Master Plan Amendment (including proposed changes to staging areas) in January 2014.

Since that time, organizational changes have resulted in delays that have extended the timeframe for implementing the 2013 Master Plan. At the time the 2013 Master Plan was approved (January 2014), it was anticipated that all Master Plan construction would be completed in 2016. It is now anticipated that the updated 2013 Master Plan Update will be completed in 2018 (essentially a two year delay in starting construction leading to a two-year delay in completion of construction activities). In addition to changing the timing of completion of construction activities, a few minor changes have been made in the updated 2013 Master Plan Update (see **Section 2 Project Description** below). The Master Plan is also being revised to delete the 10100 Jefferson Boulevard property (with the exception of College Boulevard) from the Master Plan (see discussion below).

While CEQA (Public Resources Code Sections 21000 et seq.) and *State CEQA Guidelines* (California Code of Regulations Sections 15000 et seq., hereinafter referred to as "*Guidelines*"), would not require preparation of an Addendum, in order to document anticipated changes in schedule and the lack of effect to environmental impacts, this 2<sup>nd</sup> Addendum to the 2010 SEIR has been prepared.

To address concerns from the City of Culver City, LACCD and the City of Culver City signed a Settlement Agreement (Amendment No. 1 was signed in 2010 in connection with the 2010 SEIR) that included a number of mitigation actions that LACCD agreed to undertake to reduce environmental impacts on Culver City residents. All the mitigation measures would continue to apply to the updated project/schedule.

The Settlement Agreement Amendment No. 1 includes the following provision:

- 17. Changed Conditions.** *For any new buildings or structures for which construction has not been commenced by December 31, 2013, the West Los Angeles College Facilities Master Plan (“Master Plan”) will be reviewed and updated, and in connection with such update, the District shall be required to reassess whether:*
- a. The portions of the Master Plan not yet built will have one or more significant effects that were not identified in the FSEIR;*
  - b. Significant effects of the Master Plan previously examined will be substantially more severe than shown in the FSEIR;*
  - c. Mitigation measures or alternatives to the Master Plan previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project;*
  - d. Mitigation measures or alternatives to the Master Plan which are considerably different from those analyzed in the FSEIR would substantially reduce one or more significant effects on the environment; or*
  - e. Substantial changes have occurred with respect to the circumstances under which the Master Plan was studied in the FSEIR having the potential to trigger a new significant environmental effect or a substantial increase in the severity of previously identified significant effects.*

The 2014 Addendum (1<sup>st</sup> Addendum) addressed the 2013 Master Plan that included a number of structures that would start construction after December 2013 -- which triggered the above provision of the Settlement Agreement. This 2<sup>nd</sup> Addendum (2015 Addendum) is being prepared to document minor changes identified in the 2013 Master Plan Update including removal of the 10100 Jefferson Boulevard property from the Master Plan (excluding College Boulevard).

The 2010 SEIR indicates that “[n]othing is specifically proposed for the 10100 Jefferson site at this time, and additional environmental review will be required once plans are identified.” LACCD passed a Resolution in Fall 2014 regarding reuse options for the 10100 Jefferson Boulevard site. LACCD subsequently released a Request for Proposal for a “Joint Occupancy Ground Lease for 10100 Jefferson Boulevard.” As indicated in the 2010 SEIR additional environmental review will be required once plans are identified. However, it is now clear that planning for the 10100 Jefferson Boulevard property will take place independently from the main campus. Therefore, LACCD is removing the 10100 Jefferson Boulevard property from the WLAC Facilities Master Plan (with the exception of College Boulevard, which remains an integral part of campus planning). Removing 10100 Jefferson Boulevard from the WLAC Facilities Master Plan will have no effect on the development options for that site. Removing 10100 Jefferson Boulevard from the Master Plan simplifies the planning process for 10100 Jefferson Boulevard. It will not be necessary to undertake a formal amendment to the Master Plan in order to process the eventual development for that site. The primary responsibility for approval of the anticipated non-College related uses is the City of Culver City.

Separating 10100 Jefferson Boulevard from the campus for planning and decision-making purposes will simplify the documentation for both the campus and the 10100 Jefferson Boulevard property. Regardless, as plans move forward on the 10100 Jefferson Boulevard property, the relationship to the campus and other surrounding uses will be an important consideration that will be evaluated and discussed in the 10100 Jefferson environmental document. Similarly, any further changes to the Campus Master Plan will be required to consider plans for the 10100 Jefferson Boulevard property as it is developed. The WLAC Master Plan and the development for the 10100 Jefferson Boulevard property will become cumulative projects for each other rather than two parts of the same project.

## 1.2 Regulatory Background

An Addendum to an EIR is the appropriate tool to evaluate the environmental effects associated with *minor modifications* to previously approved projects. It is only appropriate, however, if these modifications would not result in new or increased significant adverse impacts.

According to Section 15164(a) of the CEQA Guidelines, “the lead agency or a responsible agency shall 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.” Similarly, an addendum may be prepared if only minor technical changes or additions are necessary. A brief explanation of the decision not to prepare a subsequent EIR must also be provided in the addendum, findings or the public record.

Section 15162 of the Guidelines lists the conditions, which would require the preparation of a subsequent EIR or negative declaration rather than an addendum. These include the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - 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 measures or alternative; 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.

Unlike a subsequent EIR, per Section 15162, a supplement to an EIR may be prepared per Section 15163:

- (a) The Lead or Responsible Agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:
  - (1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and
  - (2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

Discussion contained within the *CEQA Guidelines*, relevant to Section 15163, more clearly distinguishes the difference between a subsequent and a supplemental EIR:

A supplement to an EIR may be distinguished from a subsequent EIR by the following: a supplement augments a previously certified EIR to the extent necessary to address the conditions described in section 15162 and to examine mitigation and project alternatives accordingly. It is intended to revise the previous EIR through supplementation. A subsequent EIR, in contrast, is a complete EIR which focuses on the conditions described in section 15162.

Section 3.0 below, discusses issue by issue how the impacts anticipated for the currently proposed 2013 Master Plan Update would be similar or less than those previously anticipated for the 2010 Master Plan. The mitigation measures included in the 2010 SEIR (and Settlement Agreement with Culver City) all remain in effect (except as needed to be changed to reflect changed conditions – see discussion at the beginning of Section 3.0 regarding necessary changes to mitigation measures).

The proposed changes in the 2013 Master Plan Update have been reviewed by LACCD in light of Section 15162 of the *CEQA Guidelines*. LACCD has assessed each of the issues addressed in the 2010 Final SEIR and 2014 Addendum with respect to how impacts would change. As the CEQA Lead Agency, LACCD has determined that none of the conditions apply that would trigger a Supplemental or Subsequent EIR (see discussion above) and this 2nd Addendum to the certified 2010 Final SEIR has been prepared to document currently proposed changes included in the 2013 Master Plan Update.

### 1.3 Incorporation by Reference

The following documents were used in the preparation of this Addendum, and are incorporated herein by reference, consistent with Section 15150 of the *Guidelines*:

- West Los Angeles College, *2005 Final Environmental Impact Report for the West Los Angeles College Facilities Master Plan*, January 2005.
- West Los Angeles College, *West Los Angeles College 2009 Master Plan, Final Supplemental Environmental Impact Report*, including *Errata*, August 11, 2010.
- West Los Angeles College, *Addendum to Final Supplemental Environmental Impact Report, 2013 Modifications, West Los Angeles College Master Plan*, January 15, 2014.

These documents are available for review during regular business hours at WLAC.

### 1.4 Summary of Effects

In Section 3.0 of this Addendum, an analysis has been conducted of the potential effects associated with the proposed 2013 Master Plan Update and implementation schedule. Upon review of the potential environmental impacts associated with the 2013 Master Plan Update, it was determined that the 2013 Master Plan Update and associated implementation schedule would not result in new significant adverse impacts that were not previously disclosed in the 2010 Final SEIR. Therefore the proposed 2013 Master Plan Update would not trigger any of the conditions that require the preparation of a Supplemental EIR or Subsequent EIR as outlined in Section 15162 of the *CEQA Guidelines*.

## **2.0 PROJECT DESCRIPTION**

### **2.1 Background / Location**

West Los Angeles College (College or WLAC) is one of the nine campuses of the Los Angeles Community College District (District or LACCD). The College is located within unincorporated Los Angeles County, approximately 11 miles southwest of downtown Los Angeles. The campus is bordered by Culver City to the west, northwest, and south, and the Baldwin Hills oil fields within unincorporated Los Angeles County to the northeast. The City of Los Angeles is located approximately one mile north of the campus. The area east of the project site is also located within unincorporated Los Angeles County. **Figure 2-1** shows the location of the campus.

The 2010 and 2013 Master Plans both included the 9-acre site at 10100 Jefferson Boulevard in the City of Culver City. The 10100 Jefferson Boulevard property is now being removed from the Master Plan in order to simplify the planning process for that property and LACCD (see discussion in Section 1.1 above).

The College campus occupies approximately 72 acres, and is bounded by the following Los Angeles County roads: Freshman Drive to the west; Sophomore Drive to the north and east; and Stocker Street to the south. The street address of the College is 9000 Overland Avenue in the City of Culver City. Sophomore Drive is immediately adjacent to the Baldwin Hills and the Baldwin Hills oil fields located generally to the east of campus. Currently College-owned streets within the perimeter roads include Albert Vera Drive and B, C, D, E, and F Streets.

The College campus reflects previous master planning efforts dating back to the College opening in 1969. The site is currently developed with educational and administrative buildings, general landscaped areas, parking lots, athletic fields and sports facilities. The College campus buildings range in height from 1 to 5 stories.

Two major freeways are located in the project vicinity and provide regional access to the College. The San Diego Freeway, I-405, is approximately 1.25 miles west of the College and the Santa Monica Freeway (I-10) is approximately 1.6 miles north of the College. Local access to the College campus is provided by Overland Avenue to the south and College Boulevard from Jefferson Boulevard to the north.

The land immediately adjacent to the College includes vacant land, oil drilling, and residential uses. The area surrounding the site is developed to the west, south and north and undeveloped to the east. In the City of Culver City, multi-family residential uses are located immediately west and northwest of the College, while single-family residential uses are located to the south of the College. The Baldwin Oil Fields border the College on the east; the area is undeveloped and contains several dirt roads. Further east are the City of Los Angeles residential communities of Ladera Heights and Baldwin Hills.

### **2.2 West Los Angeles College Facilities Master Plan (2005, 2010, 2013, 2015)**

At the time the 2013 Master Plan was approved (January 2014), it was anticipated that all Master Plan construction would be completed in 2016. It is now anticipated that the 2013 Master Plan Update will be completed in 2018 (essentially a two year delay in starting construction leading to a two-year delay in completion of construction activities). A number of minor changes are included in the 2013 Master Plan Update. In general the changes result in minor changes in location of some proposed buildings, potentially reduced renovation and removal of the 10100 Jefferson Boulevard property.

The changes included in the 2013 Master Plan Update are as follows:

- The new Central Plant North (West Energy Efficiency Project) would be located immediately east of Freshman Drive in the southwest corner of the PE Lot (in the 2013 Master Plan it was proposed for the southeast corner of the football field (west of B Street); it is divided in to two phases: phase 1 would include installation of one chiller, and phase 2, would be the addition of a second chiller.
- The Plant Facilities Warehouse would have a slight reduction in size (now 7,200 square feet compared to 7,500 square feet), would be re-oriented and would move about 50 feet south in Lot 6, so that it would be along the southern edge of the lot rather than the western/middle of the lot.
- The relocation of Bungalow 7 (1,907 square feet) previously proposed to be relocated from Lot 5 to the southwest corner of Lot 6 would not occur; it would now be demolished.
- The PE Dance Studio (4,400 square feet), identified as located in Lot 4 in the 2013 Master Plan, is removed from the Master Plan.
- A number of renovation projects are currently unfunded: Science and Math Building (7,575 square feet), Science Center (3,500 square feet), Demolition of Building B1 (4,279 square feet), Library (HLRC) Building -- Renovation of Acoustic Performance Space (2,165 square feet -- once funded it would be in the HLRC Building rather than the FA-B building), HLRC Renovation (11,950 square feet of renovation plus 4,850 square feet of new construction), Career Education Building (25,500 square feet of renovation plus 2,350 square feet of new construction).
- The outdoor amphitheater continues to be proposed in the same location and is redefined as a slope stabilization project with a sloped lawn area (no benches).
- A number of infrastructure projects continue to be refined/defined including signage, upgrades to fire alarm system, security upgrades, paving repair/repaving and accessibility improvements (e.g. Lot 5 elevator and ramp on Albert Vera).
- The removal of the 10100 Jefferson Boulevard property from the Master Plan (with the exception of College Boulevard).

**Table 2-1** compares building areas existing in 2003 (before the current master planning process began), the 2005 Master Plan, the 2010 Master Plan the 2013 Master Plan and changes proposed in the 2013 Master Plan Update; **Table 2-1** also identifies the currently proposed changes included in the 2013 Master Plan Update and schedule for the remaining construction activities.

**Figure 2-1** shows the 2013 Master Plan Update.



**TABLE 2-1:  
WEST LOS ANGELES COLLEGE CAMPUS BUILDING AREAS (gsf)**

No.	Building Abbrev.	Function	Existing 2003 <sup>a</sup>	2005 FEIR	2010 FSEIR	2013 Proposed	2013 Schedule	2013 Master Plan Update Changes
<b>Pre-Master Plan Buildings</b>								
1	A1	ASO Lounge	1,888	0	0	0	Demo. 12/12 – 2/13	
2	A2	Storage	360	0	0	0	Demo. 12/12 – 2/13	
3	A3	Storage	1,055	0	0	0	Demo. 12/12 – 2/13	
4	A4	Offices	2,132	0	0	0	Demo. 12/12 – 2/13	
5	A5	ASO Offices	1,848	0	0	0	Demo. 12/12 – 2/13	
6	A6	Food Pavilion	2,921	0	0	0	Demo. 12/12 – 2/13	
7	A8	Bookstore	7,230	0	0	0	Demo. 12/12 – 2/13	
8	A9/A10	ASO/Offices	8,407	0	0	0	To be demolished 10/16 --12/16	Not in current plan. Unfunded.
9	A12	Offices	7,280	0	0	0	Demo. 12/12 – 2/13	
10	A13	Offices	11,189	0	0	0	Demo. 12/12 – 2/13	
11	A14	Storage	587	587	0	587	ADA only	
12	A15	Facilities	2,990	2,990	0	2,990	ADA only	
13	A16	Facilities Shop	10,285	10,285	0	10,285	ADA only	
14	ATA	Classroom	26,732	26,732	26,732	26,732	ADA only	
15	ATB	Classroom	25,420	25,420	25,420	25,420	ADA only	
16	ATC	Airplane Engine Test	2,830	2,830	2,830	2,830	ADA only	
17	B1	Offices / Mailroom & Reprographics	8,558	8,558	4,279	0	To be demolished 12/15 – 2/16	Not in current plan. Unfunded.
18	B2	Toilets	1,072	0	0	0	Demolished	
19	B3	Math Classroom	1,956	0	0	0	Demolished	
20	B4	Offices / Classroom	8,558	8,558	8,558	0	To be demolished. Unfunded.	
21	B5	Offices / Classroom	8,558	8,558	8,558	0	To be demolished. Unfunded.	
22	B6	Offices	1,800	0	0	0	To be demolished. Unfunded.	
23	B7	Restrooms	800	0	0	0	To be demolished. Unfunded.	
24	B8	Classroom	4,143	0	0	0	Demolished	
25	B9	Classroom	4,147	0	0	0	Demolished	
26	B10	Classroom	5,826	0	0	0	Demolished	
27	C1	Avengers Lockers	10,722	10,722	10,722	10,722	ADA and HVAC	
28	C2	Storage	2,045	2,045	2,045	0	To be demolished, 8/15 – 10/15	Not in current plan. Unfunded.
29	CDC	Child Development	14,073	14,073	14,073	14,073	No proposed work.	
30	CE	Offices / Classroom	31,865	31,865	31,865	+1,226 = 33,091	27,850 sf reno. Unfunded	Not in current plan. Unfunded.
31	CP	Central Plant Phase II	5,066	5,066	5,066	5,066	10/16	11/15 – 2/16
32	FA-A	Theater & Exhibition	9,154	9,154	9,154	9,154	No proposed work.	Minor reno.
33	FA-B	Instruction	42,215	42,215	42,215	42,215	2,165 sf renovation 1/16 – 8/16	Not in current plan. Unfunded.
34	HLRC	Library	66,190	66,190	66,190	+4,827 (71,017)	16,800 sf reno. 8/15 – 8/16	Not in current plan. Unfunded.
35	PEC - N	PE Men's	19,073	19,073	0	19,073	ADA and HVAC	
36	PEC	Physical Education	23,203	23,203	0	23,203	ADA and HVAC	
37	PEC - S	PE Women's	15,900	15,900	0	15,900	2,500 sf reno. 12/14 – 9/15	3,350 sf reno. 8/15 – 9/15
38	PE-BB	Baseball Storage	250	250	0	250	ADA only	
39	PE-RR	Baseball Restrooms	214	214	0	214	ADA only	
40	PH	Pump House	1,114	1,114	1,114	1,114	No proposed work.	
41	SC	Science Center	8,231	8,231	8,231	8,231	6/15 – 12/15 Part 2: TBD	Not in current plan. Unfunded.

**TABLE 2-1:  
WEST LOS ANGELES COLLEGE CAMPUS BUILDING AREAS (gsf)**

No.	Building Abbrev.	Function	Existing 2003 <sup>a</sup>	2005 FEIR	2010 FSEIR	2013 Proposed	2013 Schedule	2013 Master Plan Update Changes
42	WSE	West Side Ext (Bung R7)	1,907	1,907	0	1,907	7/15--10/15	Demolished; 2/17
<b>Subtotal</b>			<b>409,794</b>	<b>287,100</b>	<b>267,052</b>	<b>324,074</b>		
<b>2010 Master Plan Buildings</b>								
1	SPS	South Parking Structure	n/a	1,000 sp	1,132 sp	993 sp, 301,700 sf	Const. 9/07 – 1/09	
2	GS	Grandstand	n/a	1,500 sts	1,378 seats	1,378 seats	Const. 5/09 – 5/11	
		Restrooms	n/a	4,000	1,700	1,713		
3	SMB	Science & Math	n/a	85,200	86,000	86,316	Const. 2/08 – 2/10	
4	SSB	Student Services	n/a	84,400	50,000	56,110	Const. 3/08 – 2/12	
5	GC	General Classroom	n/a	46,000	46,000	50,298	Const. 3/08 – 2/12	
6	NPS	North Parking Structure	n/a	1,950 sp.	1,458 sp.	0	n/a	
7	PFC	Offices	n/a	14,000	9,700	0	n/a	
		Facility Workshops	n/a	0	23,900	0	n/a	
8	TLC	Teaching Learning Ctr.	n/a	40,000	87,500	0	n/a	
9	WC	Watson Ctr. (Media Arts)	n/a	63,900 <sup>c</sup>	60,000 <sup>c</sup>	0	n/a	
10	SU	Student Union	n/a	0	12,000	0	n/a	
11	AHW	Allied Health & Wellness	n/a	0	141,000	0	n/a	
		Baseball	n/a	0	7,500			
		Softball	n/a	0	1,400			
		Restrooms	n/a	0	400			
12	CC	Community Center	n/a	12,000	0	0	n/a	
<b>Sub-total<sup>b</sup></b>			<b>n/a</b>	<b>349,500</b>	<b>527,100</b>	<b>194,437</b>		
<b>Building Analyzed in the 2005 EIR but not built</b>								
1	PE X	Phys. Ed Expansion	0	20,000 <sup>d</sup>	0	0	n/a	
<b>2013 Master Plan Buildings</b>								
1	TLC2	TLC 2	0	0	0	41,280	3/15 – 12/16	10/16 – 3/18
2	WC2	Watson Center 2	0	0	0	16,000	9/15 – 12/16	9/16 – 9/17
4	CPN	Central Plant North	0	0	0	4,000	8/15 – 11/16	6/16 – 12/16
5	PFW	Plant Fac. Warehouse	0	0	0	7,500	12/14 – 10/15	10/15—12/16
6	FOB	Faculty Office Building	0	0	0	43,000	TBD – unfunded	Removed from Master Plan.
7	SSA	Student Service Annex	0	0	0	24,000	TBD – unfunded	
8	CPAC	Com. Perf. Arts Center + outdoor Amphitheater	0	0	0	13,000	TBD – unfunded	
<b>Subtotal</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>153,180</b>		
<b>Grand Total</b>								
			<b>409,794</b>	<b>636,600</b>	<b>794,152</b>	<b>671,691</b>		

## Notes:

<sup>a</sup> Existing building GSF has been amended to match the Space Inventory survey completed as part of the 2012-13 WLAC Needs Assessment. If a building was demolished prior to the Space Inventory survey, the GSF total has not been altered.

<sup>b</sup> Subtotal does not include GSF for 'South Parking Structure', 'Grandstand', and 'North Parking Structure'.

<sup>c</sup> Approximately 330 seats in 2005, 345 seats in 2009

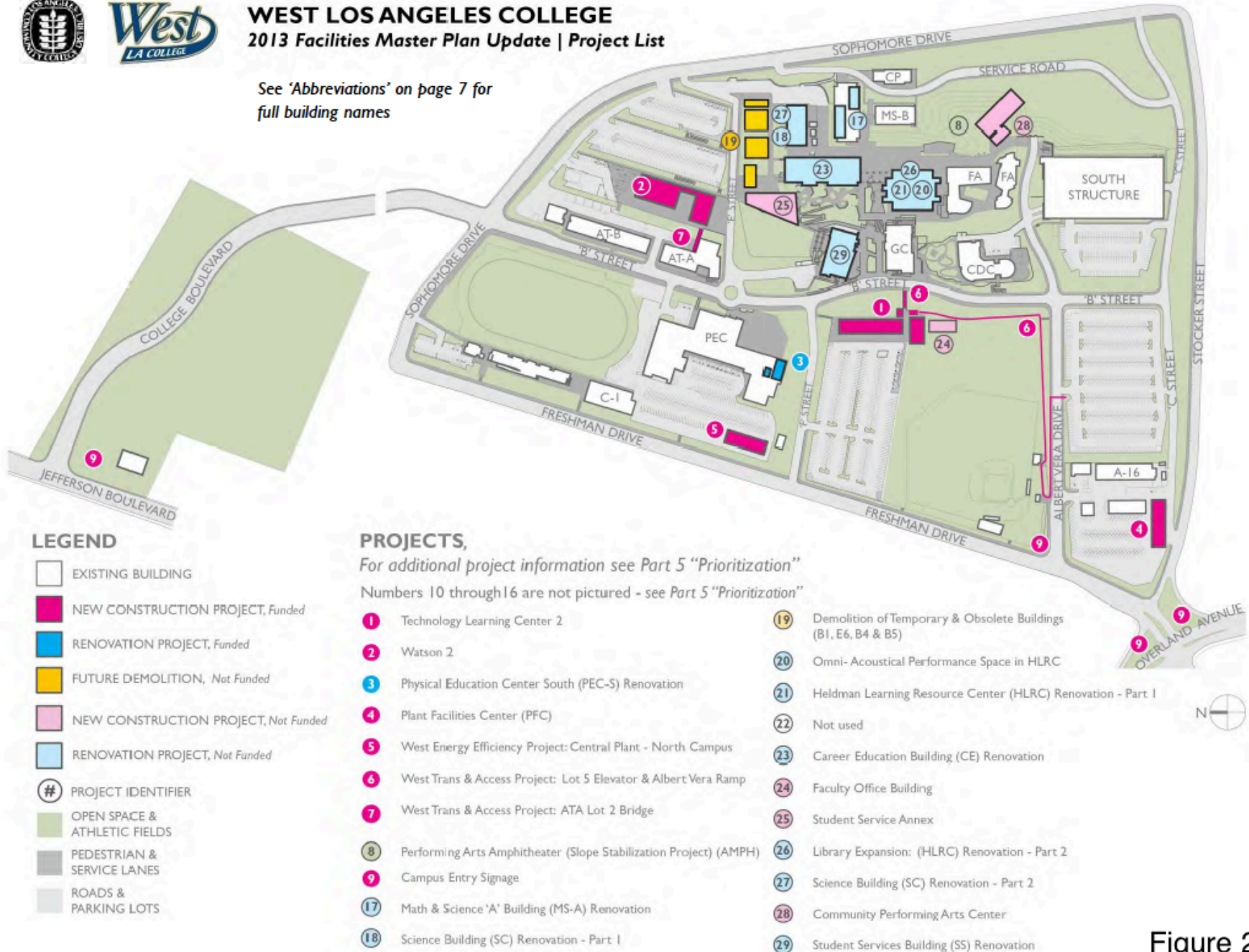
<sup>d</sup> Drawn as 20,000 square feet on Master Plan map but area not identified in 2005 FEIR and therefore not included in total

SOURCE: Turner Construction, 2009, 2010; West Edge Architects and Cumming/gkk works 2013, and LACCD and WLAC 2015



# **WEST LOS ANGELES COLLEGE** **2013 Facilities Master Plan Update | Project List**

See 'Abbreviations' on page 7 for full building names



**Figure 2-1**  
**Master Plan Update**

### *Construction*

As discussed in the 1st Addendum to the 2010 SEIR (2014 Addendum), as part of the 2013 Master Plan, a number of construction projects anticipated in the 2010 Master Plan were cancelled or substantially reduced in size and some of the areas previously anticipated to be construction sites are now proposed to be used for construction staging for the remaining construction projects. The 2013 Master Plan Update includes a number of revisions to building locations (see above), and a number of renovation projects are no longer funded and therefore may not proceed in the foreseeable future.

### *Parking*

As identified in the 2010 Final SEIR and 2014 Addendum, College-related parking demand is 1 space per 7 students; this rate also takes in to account faculty and staff parking demand. With increased availability and use of transit including expansion of the Exposition Line and other transit enhancements as well as improvements to bicycle lanes in the Los Angeles area anticipated to occur over time, this parking rate could drop. Construction worker parking would vary over the construction period. In addition a number of leases result in additional parking demand.

Construction worker parking continues to be anticipated to occur in identified remote parking areas (such as the top floor of the South Parking Structure), where it would not interfere with College parking.

Fall 2014 on-campus enrollment was 8,364 generating a demand for 1,195 spaces from students, faculty and staff. On-campus leased uses during weekdays generate a demand for an estimated 120 spaces plus the 396 spaces in Lot 7 currently used by Culver City (Miller) Toyota. Construction worker parking would generate a demand for up to 100 spaces on the campus. There are currently 2,283 parking spaces available on campus. As construction progresses, surface parking lots would be needed for construction staging resulting in the temporary removal of up to 320 spaces leaving a minimum of approximately 1,963 spaces. 1,963 spaces would be sufficient for 13,041 on-campus students and 100 construction workers. Not anticipated, but if needed, lease uses would be terminated as needed to ensure sufficient parking for College users and construction workers.

## **2.3 Purpose of the Proposed Project**

The primary purpose of the proposed WLAC Master Plan continues to be to guide the physical development of the College in support of the College Education Master Plan while taking revised student enrollment and projected employees numbers into consideration. As indicated in the 2014 Addendum it is anticipated that full build-out of the College (with an on-campus enrollment of 15,300 students), may not occur until 2036.

## **2.4 Student Enrollment and Campus Use**

### *On-Campus Enrollment*

Student contact hours, enrollment and projected employees for 2022 have changed substantially compared to what was projected and analyzed in the 2005 FEIR. The 2010 **Draft** EIR indicated that the total number of enrolled students for 2022 was anticipated to be 22,360 (total of on-campus and students on-line learning at a distance), compared to the 18,904 students (all on-campus) anticipated in the 2005 FEIR. Of the 22,360 enrolled students anticipated for 2022, 7,060 of these students (or 31.6%) were anticipated to be using on-line resources and not physically attending on-campus classes. This resulted in a decrease in anticipated on-campus student attendance to 15,300 students in 2022. Similarly, the 2022 on-campus employment projections dropped to 664, as compared to 1,248 employees identified in the 2005 Master Plan.

The 2010 **Final** SEIR indicated that total enrollment in 2022 would be 16,929 with an anticipated 10,998 students on-campus in the year 2022. As part of the 2013 Master Plan (continuing into the 2013 Master Plan Update), student enrollment forecasts were undertaken using anticipated budget changes and trends in on-line education with a 3.2% anticipated average annual increase in student contact hours through 2036 based on reasonably anticipated growth at West Los Angeles College based on historic trends in demand and on-line learning. The State budget controls the number of classes and therefore number of students that can be on-campus. State budget allotments to community colleges decreased during the recession and have only recently started to increase. Historically increases in funds have averaged less than 3% per year. Proposition 30 (passed in November 2012) assumes 4% annual growth for California's community colleges. The result of the detailed planning effort, taking in to account anticipated funding (and assuming an average 3.2% growth rate in student contact hours), identified the year 2036 as the anticipated date when the campus would reach its anticipated capacity of 15,300 students.<sup>1</sup>

Fall 2014 on-campus enrollment was 8,364 (down slightly from the Fall 2013 enrollment of 8,403).

### *Lease Arrangements*

WLAC has entered in to a number of lease arrangements to allow portions of the campus to be used by outside parties on a temporary basis (see **Table 2-2** below). The College may terminate these leases at any time with 60 days notice to the lessee.

**TABLE 2-2:  
WEST LOS ANGELES COLLEGE LEASE ARRANGEMENTS**

Lessee	Description	Start Date	End Date
Brandman University Lease	Approximately 250 sf of office space in Building B1 (workstations for three staff during regular business hours). Up to three parking spaces would be required.	4/1/13	6/30/15
Brandman University Permit	Use of two classrooms (CE 220 and CE222; up to 30 students per class for a total of up to 60 students; 120 to 240 students per year) Monday to Thursday 5:30 pm to 9:30 pm. Students and faculty drive to campus and purchase up to 62 parking permits. Parking demand for up to 62 spaces is assumed.	4/1/13	6/30/15
Culver City (Miller) Toyota	69,592 sq. ft. (existing fenced construction site) in Lot 7. Storage for excess dealer inventory. 15 vehicles in and out each day during regular business hours. Currently this leased use occupies most of Lot 7 (396 spaces).	10/29/14	8/6/16
Café West (Lovebird’s Café)	7,012 square feet in the west end of the first floor in the Student Services Building to operate a food court. Parking demand is 5 spaces for staff.	2/1/12	2/1/17
Miscellaneous	Spring Track and Field Practice. Concurrent use of Track and Field facilities between 2:00 pm and 5:30 pm three or four days per week (Monday to Friday). Participants arrive in crew vans, school busses, and private cars that park on campus (Lot 5) during practice, approximately 120 users daily (up to approximately 60 vehicles assuming an average of 2 people per vehicle).	February	May
Miscellaneous	Weekend Field Use. Adult recreational Soccer. Various users Saturday and Sunday approximately 30-40 weekends per year, two to three games per day (up to 40 vehicles per game, 120 vehicles per day park in Lot 5).	Year round	
Source: West Los Angeles College, 2015			

<sup>1</sup> 15,300 on-campus students is equivalent to approximately 2,731,280 student contact hours (SCH).

These lease arrangements add to campus activity including traffic on and in the vicinity of the campus. However most of the activity occurs during off-peak hours and therefore does not add to peak hour traffic. Currently the campus is not operating at anywhere close to build-out capacity and these uses occur within the capacity that will eventually be used by campus uses. As indicated above, because of State budget constraints it is now anticipated that the campus will not reach its build out capacity until 2036.

WLAC must consider leased uses in its mitigation monitoring and reporting obligations related to traffic and parking (number of peak hour trips generated and use of parking spaces) when evaluating mitigation compliance.

## **2.5 Discretionary Approvals**

LACCD Board of Directors to approve the 2013 Master Plan Update.

## **2.6 Schedule**

The campus construction is now anticipated to extend through the end of 2018. Approximate timeframes for individual components are shown in **Table 2-1**.

### 3.0 ENVIRONMENTAL ANALYSIS

As indicated in the certified Final 2010 SEIR and 2014 Addendum, significant (or potentially significant) impacts were anticipated as a result of the 2010 and 2013 Master Plans in the following issue areas: biological impacts as a result of construction of the secondary access road (substantially completed in 2010); construction air quality and construction noise; and traffic at full occupancy of the campus (which is now anticipated to occur in 2036 due to State budget constraints). The remaining impacts were found to be less than significant with mitigation incorporated or simply less than significant -- no mitigation required.

No new significant or potentially significant impacts to the physical environment are anticipated to occur as a result of the 2013 Master Plan Update. The following analysis briefly discusses each issue area relative to 2013 Master Plan Update. The 2013 Master Plan Update would not substantially alter the assumptions used to assess impacts of the environmental issues addressed in the 2010 Final SEIR and 2014 Addendum, except that the years when impacts would occur would now occur later than anticipated in the 2010 SEIR and 2014 Addendum. The 2010 SEIR anticipated construction extending through 2013; the 2014 Addendum addressed construction extending through the end of 2016; construction is now anticipated to extend through 2018.

The adopted mitigation measures and standard operating procedures identified in the 2010 Final SEIR would apply equally to the changes to the 2013 Master Plan under the new schedule, except as previously revised (in the 2014 Addendum) to reflect modified planning in the 2013 Master Plan that continues in the 2013 Master Plan Update:

- **Measure V-3:** Sports Field Lighting Plan is no longer needed since sports field lighting is not now proposed.
- Mitigation **Measure N-1**, the figure identifying the staging areas and sound walls (Figure 3-15 in the 2010 SEIR) was revised to refer to **Figure 2-8** of the 2014 Addendum.
- Mitigation **Measure 7B**, the following sentence was added: A new traffic study will be required for any elements of the 2013 West Los Angeles College Master Plan for which construction will not be completed by 2022.

As discussed in the Project Description section above, as a result of delays, construction would be extended through the end of 2018. Daily activities (and associated air emissions and construction noise) would not differ from what was presented in the 2010 Final SEIR and 2014 Addendum; the duration of activities at individual construction sites (and therefore the duration of impacts) would be shorter than discussed in the 2010 SEIR (and similar to what was discussed in the 2014 Addendum). From 2010 through the present campus construction activities have been maintained at a relatively low level, and have been confined to minor infrastructure work and the completion of buildings already underway.

Construction activities have been of decreased intensity (fewer truck trips, fewer pieces of equipment in operation at any one time), from 2010 through the present and on average are anticipated to be less than would have occurred under the 2010 Master Plan (similar to, or less than, anticipated in the 2014 Addendum) because of the reduced scope of construction compared to that presented in the 2010 SEIR.

As a result of delays in the planning process, construction activities are now anticipated to extend beyond what was discussed in the 2014 Addendum by another two years from the end of 2016 to the end of 2018. Although actual duration of construction activities would be similar to what was discussed in the 2014 Addendum, just delayed by one to two years.

## **A. AESTHETICS**

Compared to what was analyzed in the 2014 Addendum, aesthetic impacts would be minimally changed. The changes to building construction schedules would not affect aesthetic impacts; the change in location of buildings including the removal of the 4,400 square foot PE Dance Studio from Lot 4, relocation of the one-story Central Plant North to a location on Freshman Drive within the PE Lot and relocation of the Plant Facilities Warehouse in Lot 6 would not substantially change the character or views of the campus. None of the buildings would be relocated to a prominent location that would substantially alter views or change the character of the campus. Building massing would not change substantially from what was previously analyzed (the TLC Building would be reduced in height from four stories to three stories).

## **B. AGRICULTURAL AND FOREST RESOURCES**

There are no agricultural or forest resources on the project site, therefore changes included in the 2013 Master Plan Update would have no impact on agricultural or forest resources.

## **C. AIR QUALITY**

### **Construction Air Quality Impacts**

Timing of construction activities has been revised and the amount of demolition and building area to be renovated/constructed has been reduced slightly compared to what was anticipated in the 2014 Addendum. Construction activity would continue to be substantially less than was considered in the 2010 SEIR. Construction of the Master Plan is now anticipated to extend through the end of 2018.

The 2010 SEIR contained an air quality analysis assuming worst case overlap of building construction with construction of the Allied Health and Wellness, TLC building, Watson Center and the North Parking Structure all being under construction at the same time.

Under the 2010 Master Plan, emissions of NO<sub>x</sub> would have exceeded SCAQMD thresholds. In addition, since most of the PM<sub>10</sub> and PM<sub>2.5</sub> emissions would be on-site the 2010 Master Plan was also anticipated to exceed SCAQMD localized significance thresholds for PM<sub>10</sub> and PM<sub>2.5</sub> (5 lbs and 4 lbs per day respectively with sensitive receptors located within 25 meters). The 2013 Master Plan resulted in substantially reduced new construction compared to the 2010 Master Plan, resulting in substantially reduced emissions as the result of less simultaneous construction activity. The 2013 Master Plan Update could further reduce construction activity. Nonetheless it can be reasonably anticipated that NO<sub>x</sub> emissions could continue to exceed SCAQMD thresholds but not to the same extent as would have occurred under the 2010 Master Plan and could be similar to or less than what would have occurred under the 2013 Master Plan.

### **Operational Air Quality Impacts**

The 2013 Master Plan Update would not substantially change operational characteristics as compared to what was previously discussed in the 2010 SEIR. As discussed in Section 2, Project Description, student enrollment is not anticipated to reach campus build-out until about 2036. Therefore mobile operational impacts would not reach the levels previously anticipated for 2022 until 2036. By that time emission controls are anticipated to be substantially improved compared to today and even compared to anticipated emissions in 2022. Therefore at build-out mobile emissions would be less than anticipated in the 2010 SEIR. In addition, the building area would be less than anticipated in the 2010 Master Plan (similar to or less the 2013 Master Plan – although fewer buildings would be demolished), and because the buildings include numerous energy saving features, operational emissions would be less than those that would have



occurred under the 2010 Master Plan and would be similar or less than those anticipated for the 2005 Master Plan and 2013 Master Plan.

## **D. BIOLOGICAL RESOURCES**

### **Construction**

Biological impacts anticipated to occur on the campus under the 2013 Master Plan Update would be similar to or less than those identified in the 2014 Addendum, 2010 SEIR and 2005 FEIR. Removal of existing vegetation and trees to construct proposed campus facilities would not be a significant biological impact as there are no special-status plant species known to be present on the campus and the campus is already substantially disturbed in the area of the construction sites (most construction activities would occur in parking lot areas). The only foreseeable impact to biological resources with regards to wildlife due to the construction of the proposed on-campus facilities and improvements is the potential to remove or destroy potential bird nesting or roosting sites as a consequence of tree removal or other construction activities. Required mitigation measures would address this impact and reduce it to a less than significant level.

### **Operation**

Operation of the proposed on-campus facilities and improvements would not have a significant impact on vegetation or special-status plant species.

Similar to the 2010 and 2013 Master Plans, the only foreseeable impact to wildlife due to the operation of the proposed on-campus facilities and improvements is the possibility that increased nighttime lighting associated with new facilities, and the improvements could “harass” bird species (particularly raptors) resulting in nest abandonment. If new lighting results in substantial spillover impacts on the adjacent Baldwin Hills, adversely affecting habitat use or resulting in nest abandonment by special-status bird species, the impact would be significant. Implementation of Mitigation Measure BR-9 (preparation of a lighting plan in consultation with the City of Culver City and adjacent Homeowner associations [HOAs]) would reduce the impact to a less than significant level. The Lighting Plan was completed in 2010.

As indicated in the 2010 SEIR, no federal wetlands or state streambeds occur within the Campus. The man-made concrete-lined drainage channel west of Freshman Drive (owned by the County of Los Angeles) could be considered waters of the U.S. under the jurisdiction of the U.S. Army Corps of Engineers. However, no substantial changes or significant impacts are anticipated to this drainage channel.

Operational impacts of the 2013 Master Plan Update on biological resources would be similar to the impacts described in the 2014 Addendum, 2010 SEIR and 2005 FEIR. As discussed in the 2010 SEIR and 2014 Addendum, nighttime lighting from campus buildings could disturb nesting birds species on-campus and adjacent properties. In addition traffic on College Boulevard could significantly impact adjacent species. College Boulevard was completed in 2010 and any impacts to biological resources would not change as a result of the 2013 Master Plan Update.

## **E. CULTURAL RESOURCES**

The 2013 Master Plan Update would reduce the amount of demolition and renovation as compared to that analyzed in the 2014 Addendum and 2010 SEIR. As under the 2005, 2010 and 2013 Master Plans, demolition and construction would occur at a number of locations on the Campus.

There are no identified historic structures on the WLAC campus. As with the 2005, 2010 and 2013 Master Plans, the 2013 Master Plan Update would not affect any historic structures.

Impacts to archeological and/or paleontological resources would be similar to impacts identified for the 2005, 2010 and 2013 Master Plans. Significant impacts to these resources are not anticipated. However, if archaeological and/or paleontological resources were discovered during construction activities, required mitigation measures would continue to mitigate any potential impacts.

## **F. ENERGY**

The 2013 Master Plan Update could result in some building areas not being renovated and small building areas not being demolished. The 2013 Master Plan Update would still in less building area on-campus than was contemplated in the 2010 Master Plan and associated 2010 SEIR and therefore energy consumption would continue to be less than would have occurred with implementation of the 2010 Master Plan.

The Los Angeles Community College District Board of Trustees, at its March 6, 2002, meeting, adopted a sustainable building plan that requires new buildings built with Proposition A funds to include “green” design features to conserve resources and promote a cleaner environment. The “green” design elements are based on the national Leadership in Energy & Environmental Design (LEED™) sustainable building standards. The College will continue to plant water efficient landscaping and install high efficiency fixtures. These strategies would further reduce the demand on the water supply/energy distribution systems.

Full occupancy of the campus continues to not be anticipated until 2036, therefore mobile trip energy use would not occur as quickly as the assumptions in the 2010 Draft SEIR. In addition by 2036 the vehicle fleet is anticipated to be more energy efficient. Therefore, total energy use under the 2013 Master Plan Update would be less than would have occurred under the 2010 Master Plan and similar or less than was anticipated to occur under the 2013 Master Plan.

## **G. GEOLOGY AND SOILS**

### **Construction**

The proposed 2013 Master Plan Update would not alter topography beyond that analyzed in the 2010 SEIR and 2014 Addendum. As indicated in the 2010 SEIR and 2014 Addendum native soils on-site, as well as fill slopes constructed with native soils, have a moderate to high susceptibility to erosion. Implementation of required storm water pollution prevention using erosion control Best Management Practices (BMPs) would continue to reduce soil erosion impacts to a less-than-significant level.

### **Operation**

No change in operational erosion or seismic impacts would result from the 2013 Master Plan Update as compared to the impacts analyzed in the 2010 SEIR and 2014 Addendum. The southwest corner of the College campus, as well as the area where the secondary access road (College Boulevard) intersects with Jefferson Boulevard, has a moderate to high potential for liquefaction. The remainder of the site has a low to moderate potential for liquefaction. Required mitigation measures and compliance with building codes would continue to reduce any potential impacts to a less than significant level.

## **H. GREENHOUSE GAS (GHG) EMISSIONS**

The 2013 Master Plan Update would result in less building area and therefore demand for energy as compared to the 2010 Master Plan and therefore would result in fewer greenhouse gas emissions. Compared to the 2013 Master Plan the proposed changes would reduce demolition of older buildings which could lead to incrementally greater energy use but still less than anticipated in the 2010 SEIR. The West Los Angeles College Master Plan represents a continuation of an existing use and is therefore accounted for and consistent with existing local and regional planning documents. Full occupancy of the campus is still not be anticipated until 2036, therefore mobile energy use will be similar to that anticipated in the 2014 Addendum, and would not occur as quickly as could have occurred following the assumptions in the 2010 Draft SEIR. By 2036 the vehicle fleet is anticipated to be more energy efficient. The College provides educational facilities in close proximity to communities with a demand for such facilities. With increased availability of transit in the area, including the Metro Expo line and new bicycle lanes and paths, the College anticipates that an increasing proportion of students and staff will use alternate modes of transportation to get to and from the campus, thus reducing the generation of GHGs.

## **I. HAZARDS AND HAZARDOUS MATERIALS**

### **Construction – Hazards and Hazardous Materials Impacts**

Impacts to hazardous materials under the 2013 Master Plan Update would be similar to those anticipated for the 2010 and 2013 Master Plans. The 2013 Master Plan Update involves construction in generally the same areas as previously analyzed in the 201 SEIR. It is not expected that the waste clarifiers, underground storage tanks (USTs) and buildings where hazardous materials are stored for routine use or maintenance would pose a significant hazard during construction on or near construction sites. Mitigation included in the 2010 SEIR would continue to apply.

As most of the existing campus buildings were constructed between the early 1970s and the 1980s, the potential exists for asbestos containing materials (ACMs) and lead-based paints to be present within the buildings. Damaged ACMs could pose a potential threat to building occupants, as well as to construction workers during demolition or renovation work, if the material becomes airborne. Mitigation measures included in the 2010 SEIR would continue to reduce this potential impact to a less than significant level.

The campus is located immediately south and west of the active Baldwin Hills oil fields. As indicated in the 2010 SEIR, there is a low to moderate possibility that oil field gas (commonly methane) and volatile organic compounds (VOCs) have migrated beneath the project area from the adjacent oil fields. If encountered or exposed during construction, oil field gases or VOCs could pose a hazard to construction workers or other persons in the vicinity of the construction site, a potentially significant impact. Additionally, heavy metals, biocides, and explosive gases (methane) may be present near wells and/or the associated production or reservoir sumps, which are commonly used as disposal sites for the drilling muds and other debris. If these hazardous materials are encountered during construction, any potential impact would be addressed by regulations that mandate how such contaminants are to be managed and disposed of.

### **Operation – Hazards and Hazardous Materials Impacts**

The 2013 Master Plan Update moves the construction schedule out two more years, results in minor changes to the location of buildings and results in some renovation projects becoming not reasonably foreseeable at the present time. Therefore operational impacts would continue to be similar to those anticipated for the 2010 and 2013 Master Plans. Operation of the campus would continue to involve the use, disposal and transport of small quantities of hazardous materials and emissions from routine maintenance and operation of various types of equipment and facilities currently on-site. The 2013

Master Plan Update would not result in a significant increase in the use of hazardous materials on the site, and would not result in a significant hazard to the public or environment through the routine use and handling of hazardous materials provided that proper handling procedures are followed.

While the College is not known to produce radiological hazards, any biological or chemical materials handled by the College in fulfillment of its educational mission are subject to stringent federal, state, and local regulations that are designed to protect public health. Such hazardous materials will continue to be handled in accordance with applicable regulations.

While the campus is located adjacent to open space uses east of the campus, the open space uses do not carry an extensive load of fuel and substantial fire hazard to the campus is not anticipated.

## **J. HYDROLOGY AND WATER QUALITY**

### **Construction – Hydrology and Water Quality Impacts**

#### *Surface Water*

Impacts to hydrology anticipated to occur on the campus under the proposed 2013 Master Plan Update would be similar to those identified for the 2010 and 2013 Master Plans. Application of approved BMPs included in the 2010 SEIR would ensure that construction water quality impacts on surface waters on the campus would be less than significant.

#### *Groundwater*

The 2013 Master Plan Update would not impact groundwater. As with the 2010 and 2013 Master Plans, any potential adverse impacts to groundwater quality would be reduced to a less than significant level with implementation of BMPs identified in required Storm Water Pollution Prevention Plans (SWPPPs), which would be developed by each construction contractor to comply with National Pollution Discharge and Elimination System (NPDES) General Construction Permit requirements.

#### *Drainage*

Drainage impacts would not change substantially as compared to the 2013 Master Plan. During construction, changes to local drainage patterns due to earthmoving activities, stockpiling of soil, and/or removal and replacement of existing storm drains could occur. Such impacts would be minor and temporary. Implementation of BMPs would continue to ensure that potential impacts on the storm drain system during construction would be minimized and would be less than significant.

#### *Flood Hazards*

The campus is located outside the 100-year floodplain. No impacts related to the construction of the proposed facilities and improvements are anticipated.

### **Operation – Hydrology and Water Quality Impacts**

#### *Surface Waters*

The 2013 Master Plan Update would not increase the amount of impervious surfaces compared to the 2013 Master Plan (the 2013 Master Plan had less impervious areas than the 2010 Master Plan). To reduce potential water quality impacts to surface waters, the College requires contractors to implement BMPs in compliance with SWPPPs and as applicable the Standard Urban Stormwater Mitigation Plan (SUSMP)

requirements. As required by mitigation measure SW-3 a storm water detention facility was constructed on the soccer field. This facility will serve to retain water on-site during high-rainfall events, thereby reducing potential flooding on campus and downstream while ensuring the recharging of the groundwater table

### *Groundwater*

The 2013 Master Plan Update would not affect groundwater. As discussed in the 2010 SEIR and 2014 Addendum, operation of the proposed on-campus facilities and improvements would not deplete local groundwater supplies because no groundwater wells would be installed or pumped as part of the proposed project. Adherence to all applicable permits in the operational phase and implementation of required BMPs to treat runoff to remove pollutants to the greatest extent possible would ensure that water quality impacts on local groundwater would be less than significant.

### *Drainage*

The 2013 Master Plan Update would not affect drainage. Operation of the proposed facilities and improvements would not have a significant impact on storm water drainage system capacity. Required mitigation measures, BMPs and compliance with Low Impact Design Standards would mitigate impacts related to drainage. On-site storm water management techniques would allow for infiltration of water (in the new storm water detention basin on the soccer field) as well as treatment of water before it enters the drainage system. It is the intent of the campus to detain on-site the volume of water produced by a 0.75 inch storm event. In addition the College continues to propose to resurface many of the existing paved areas with environmentally sensitive pervious surfaces, further reducing runoff while improving ground water table recharge.

## **K. LAND USE AND PLANNING**

The 2013 Master Plan Update would not substantially affect land use. The change in location of buildings including removal of the 4,400 square foot PE Dance Studio from Lot 4, relocation of the one-story Central Plant North to a location on Freshman Drive within the PE Lot and relocation of the Plant Facilities Warehouse in Lot 6 would not substantially change the character of the campus. Building massing would not change substantially from what was previously analyzed (the TLC Building would be reduced in height from four stories to three stories). Under state law, buildings and facilities at a WLAC are generally subject to zoning limitations imposed by Los Angeles County. However, the District may exempt classroom facilities from local zoning control. The College may also apply for a conditional use permits or variances for proposed facilities that do not comply with existing zoning regulations.

Removal of the 10100 Jefferson Boulevard property from the Master Plan would not change the planning process for that site (or for the campus), other than to simplify documentation for the Lead Agency (City of Culver City) and LACCD. Development of the 10100 Jefferson Boulevard property is expected to proceed completely independently of the WLAC Campus with primarily commercial uses consistent with zoning.

Land use impacts of the 2013 Master Plan Update would continue to be similar to those described in the 2010 SEIR.

## **L. MINERAL RESOURCES**

Currently, the campus does not contain areas that are used or likely to be used for surface mining of any minerals. Required mitigation would continue to address impacts related to possible disruption of pipelines during construction activities.

## **M. NOISE**

As for the 2013 Master Plan construction activity (and therefore construction noise) under the 2013 Master Plan Update would be substantially less than anticipated for the 2010 Master Plan in the 2010 SEIR. Compared to the 2013 Master Plan, the 2013 Master Plan Update would involve less renovation and demolition activity. Therefore construction noise impacts could be incrementally less than anticipated for the 2013 Master Plan..

The sound walls around the exterior of campus would remain as at present until the completion of construction.

Truck traffic would continue to be within anticipated activity levels (and therefore within noise levels) identified in the 2010 SEIR and the Settlement Agreement with the City of Culver City.

The 2010 SEIR found construction noise to be significant. The 2013 Master Plan Update would result in less construction activity than was anticipated in the 2010 SEIR (and incrementally less than anticipated in the 2014 Addendum). Construction activities have been delayed and would now extend through 2018. However, the duration of construction activities has not been extended rather it has been delayed, therefore the impact would be the same, but it would occur later than previously anticipated.

Operational impacts would continue to be as identified in the 2005 FEIR, 2010 SEIR and 2014 Addendum with the exception of the proposed Central Plant North. The relocation of the Central Plant North to a location in the PE Lot along Freshman Drive, closer to residential uses was evaluated to determine if operational noise impacts could exceed the thresholds of significance identified in the 2010 SEIR.

The 2005 Final EIR identified a change of 3 dBA CNEL as the threshold of significance. The 2005 FEIR indicated that a 2 dBA Ldn increase in traffic noise along Freshman Drive could occur as a result of increased traffic (Table 3-27 of the 2005 Final EIR).

Noise measurements at the existing Central Plant were taken to conservatively estimate noise from the new Central Plant North (even though the new facility will be totally enclosed and therefore substantially better insulated and less noisy compared to the existing Central Plant).

The new Central Plant North would not operate in the same way as the existing Central Plant. The existing Central Plant uses electricity at night (when it is cheapest). The new Central Plant North will efficiently generate cool air when it is needed during school hours; so it will generally only operate during daytime hours. On especially hot days, the proposed Central Plant North could operate until 10 pm.

Even assuming the new Central Plant North has the same noise levels as the existing Central Plant and operates until 10 pm, it would have a negligible effect on ambient noise levels (less than 1 dBA CNEL).<sup>2</sup>

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<sup>2</sup> Memorandum, Noise Level Predictions for New Central Plant North (Energy Efficiency Project), Zack Dennis, May 20, 2015

**N. POPULATION AND HOUSING**

The 2013 Master Plan Update would not affect population and housing. As with the 2010 and 2013 Master Plans the 2013 Master Plan Update would not generate substantial population growth or demand for housing. The 2013 Master Plan Update would not displace people or houses. In general the 2013 Master Plan Update would continue to meet an existing demand for educational facilities. There would be incrementally fewer construction jobs and/or shortening of jobs already on-site due to the reduced development on the campus.

**O. PUBLIC SERVICES**

The 2013 Master Plan Update would not affect public services. In general, the demand for public services is proportional to on-site population (enrollment) and/or building area. Full student enrollment is not anticipated until 2036 (although other uses also are present on-campus, see Section 2.0 Project Description, discussion of other on-campus uses). In addition the total developed area on-campus would be less than anticipated in the 2010 Master Plan. Therefore, demand for public services would be the same or less than anticipated in the 2010 SEIR and similar to what was anticipated in the 2014 Addendum. The mitigation measures from the 2010 SEIR would continue to apply.

**P. RECREATION**

The 2013 Master Plan Update would not affect recreation. The West Los Angeles College campus includes a number of recreational opportunities including existing sports fields. The West Los Angeles College continues to provide recreational opportunities to its students and makes available these facilities to the community when they are not in use by the College. College activities would not result in increased demand on facilities outside the College campus.

**Q. TRANSPORTATION AND CIRCULATION**

The 2013 Master Plan Update would not affect transportation and circulation. As discussed above, occupancy of the WLAC campus is still not anticipated to occur until 2036. Therefore, traffic impacts are anticipated to occur over a longer time period rather than by the year 2022 (as contemplated in the 2010 Draft SEIR). The mitigation measures included in the 2010 SEIR will continue to be implemented as needed to reduce impacts from increased on-campus enrollment.

**R. UTILITIES**

Similar to the 2013 master Plan, the 2013 Master Plan Update would not affect utilities. As for public services, in general, the demand for utilities is proportional to on-site population (enrollment) and/or building area. Full student enrollment is still not anticipated until 2036 (although other uses also are present on-campus, see Section 2.0 Project Description, discussion of other on-campus uses). In addition the total developed area on-campus would continue to be less as compared to the 2010 Master Plan. The campus would continue to implement energy improvements that would reduce energy consumption (demand-side management). Therefore, demand for utilities would be the same or less than anticipated in the 2010 SEIR (and similar to what was anticipated in the 2014 Addendum). The mitigation measures from the 2010 SEIR would continue to apply.

**Water**

Water demand is based on student population, and as discussed above, full occupancy of the campus is still not anticipated to occur until 2036, therefore, water impacts would be less than anticipated in the 2010 SEIR (same as the 2014 Addendum) for some period of time until full occupancy is achieved (2036).

**Wastewater**

Wastewater is based on student population, and since the full on-campus population is still not anticipated to occur until 2036, therefore, wastewater impacts would be less than anticipated in the 2010 SEIR (same as the 2014 Addendum) for some period of time until full occupancy is achieved (2036).

**Solid Waste**

Solid waste is based on student population, and since the full on-campus population is still not anticipated to occur until 2036, therefore, solid waste impacts would be less than anticipated in the 2010 SEIR (same as 2014 Addendum) for some period of time until full occupancy is achieved (2036).

**Storm Water**

As discussed above, a new on-site storm water detention facility was completed in the area of the sports fields along Freshman Drive. Required mitigation measures, BMPs and compliance with Low Impact Design Standards would continue to mitigate impacts related to drainage. On-site storm water management techniques would allow for infiltration of water (in the new storm water detention basin on the soccer field) as well as treatment of water before it enters the drainage system. It is the intent of the campus to detain on-site the volume of water produced by a 0.75 inch storm event.

## **4.0 CONCLUSION**

As discussed above, while the proposed 2013 Master Plan Update would delay construction activities resulting in construction being completed two years later than anticipated in the 2014 Addendum, overall construction impacts would be similar to what was addressed in the 2014 Addendum and less than analyzed in the 2010 SEIR.

## **5.0 REFERENCES**

West Los Angeles College. Final Environmental Impact Report for the West Los Angeles College Facilities Master Plan. January 2005.

West Los Angeles College. Final Supplemental Environmental Impact Report for the West Los Angeles College Facilities Master Plan, including Errata dated August 11, 2010.

West Los Angeles College. Addendum to Final Supplemental Environmental Impact Report for the West Los Angeles College Facilities Master Plan, January 15, 2014.



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