

TABLE OF CONTENTS

SUMMARY S-1

 S-1 INTRODUCTION AND BACKGROUND S-1

 S-2 DEVELOPMENT OF THE MASTER PLAN S-1

 S-3 PROPOSITION A BOND MEASURE S-2

 S-4 PROJECT OBJECTIVES S-2

 S-5 PROJECT LOCATION AND SETTING S-3

 S-6 PROJECT DESCRIPTION S-3

 S-7 ALTERNATIVES TO THE PROPOSED PROJECT S-12

 S-7.1 No Project Alternative S-12

 S-7.2 Alternatives Considered During the Master Plan Planning Process S-13

 S-7.3 Additional Alternatives Developed for this EIR S-14

 S-8 AREAS OF CONTROVERSY S-15

 S-9 ISSUES TO BE RESOLVED S-15

 S-10 SUMMARY OF ENVIRONMENTAL EFFECTS AND MITIGATION MEASURES S-16

CHAPTER 1 - INTRODUCTION 1-1

 1-1 PIERCE COLLEGE INTRODUCTION AND HISTORY 1-1

 1-2 DEVELOPMENT OF THE MASTER PLAN 1-2

 1-3 PROPOSITION A BOND MEASURE 1-3

 1-4 THE CEQA ENVIRONMENTAL REVIEW PROCESS 1-4

 1-5 INTENDED USES OF THE EIR AND OTHER PUBLIC AGENCY ACTIONS 1-6

 1-6 ORGANIZATION OF THE EIR 1-7

CHAPTER 2 - PROJECT DESCRIPTION 2-1

 2-1 PROJECT OBJECTIVES 2-1

 2-2 PROJECT LOCATION AND SETTING 2-1

 2-3 PROJECT DESCRIPTION 2-3

 2-3.1 Bond Facility Projects 2-4

 2-3.2 Partnership Projects 2-21

 2-3.3 Sustainable Building Plan 2-24

 2-4 CONSTRUCTION SCENARIO 2-24

 2-5 RELATED PROJECTS AND CUMULATIVE DEVELOPMENT 2-28

 2-5.1 Growth Plans and Policies 2-35

CHAPTER 3 - SETTING, IMPACTS, AND MITIGATION MEASURES 3-1

 3-1 INTRODUCTION 3-1

 3-2 VISUAL RESOURCES 3-2

 3-2.1 Environmental Setting 3-2

 3-2.2 Environmental Impacts 3-20

 3-2.3 Mitigation Measures 3-29

 3-2.4 Unavoidable Significant Adverse Impacts 3-30

 3-3 AGRICULTURAL RESOURCES 3-31

 3-3.1 Environmental Setting 3-31

 3-3.2 Environmental Impacts 3-32

 3-3.3 Mitigation Measures 3-33

 3-3.4 Unavoidable Significant Adverse Impacts 3-33

3-4 AIR QUALITY	3-34
3-4.1 Environmental Setting.....	3-34
3-4.2 Environmental Impacts	3-38
3-4.3 Mitigation Measures.....	3-48
3-4.4 Unavoidable Significant Adverse Impacts	3-50
3-5 BIOLOGICAL RESOURCES.....	3-51
3-5.1 Introduction	3-51
3-5.2 Environmental Laws Governing Biological Resources	3-51
3-5.3 Methods for Biological Resources Inventory.....	3-52
3-5.4 Environmental Setting.....	3-53
3-5.5 Environmental Impacts	3-58
3-5.6 Mitigation Measures.....	3-63
3-5.7 Unavoidable Significant Adverse Impacts	3-64
3-6 HISTORICAL RESOURCES	3-65
3-6.1 Environmental Setting.....	3-65
3-6.2 Environmental Impacts	3-74
3-6.3 Mitigation Measures.....	3-76
3-6.4 Unavoidable Significant Adverse Impacts	3-77
3-7 ARCHAEOLOGICAL RESOURCES	3-78
3-7.1 Environmental Setting.....	3-78
3-7.2 Environmental Impacts	3-81
3-7.3 Mitigation Measures.....	3-82
3-7.4 Unavoidable Significant Adverse Impacts	3-82
3-8 PALEONTOLOGICAL RESOURCES	3-83
3-8.1 Environmental Setting.....	3-83
3-8.2 Environmental Impacts	3-84
3-8.3 Mitigation Measures.....	3-85
3-8.4 Unavoidable Significant Adverse Impacts	3-85
3-9 GEOLOGY/SOILS/SEISMICITY	3-86
3-9.1 Environmental Setting.....	3-86
3-9.2 Environmental Impacts	3-95
3-9.3 Mitigation Measures.....	3-99
3-9.4 Unavoidable Significant Adverse Impacts	3-100
3-10 HAZARDOUS MATERIALS.....	3-101
3-10.1 Environmental Setting.....	3-101
3-10.2 Environmental Impacts	3-106
3-10.3 Mitigation Measures.....	3-109
3-10.4 Unavoidable Significant Adverse Impacts	3-111
3-11 HYDROLOGY AND WATER QUALITY	3-112
3-11.1 Environmental Setting.....	3-112
3-11.2 Environmental Impacts	3-116
3-11.3 Mitigation Measures.....	3-119
3-11.4 Unavoidable Significant Adverse Impacts	3-120
3-12 LAND USE AND PLANNING	3-121
3-12.1 Environmental Setting.....	3-121
3-12.2 Environmental Impacts	3-127
3-12.3 Mitigation Measures.....	3-137
3-12.4 Unavoidable Significant Adverse Impacts	3-137
3-13 NOISE	3-138
3-13.1 Environmental Setting.....	3-138
3-13.2 Environmental Impacts	3-142

3-13.3 Mitigation Measures.....	3-145
3-13.4 Unavoidable Significant Adverse Impacts	3-145
3-14 POPULATION AND HOUSING	3-146
3-14.1 Environmental Setting.....	3-146
3-14.2 Environmental Impacts	3-152
3-14.3 Mitigation Measures.....	3-154
3-14.4 Unavoidable Significant Adverse Impacts	3-154
3-15 PUBLIC SERVICES	3-155
3-15.1 Environmental Setting.....	3-155
3-15.2 Environmental Impacts	3-160
3-15.3 Mitigation Measures.....	3-165
3-15.4 Unavoidable Significant Adverse Impacts	3-166
3-16 TRANSPORTATION/TRAFFIC AND PARKING.....	3-167
3-16.1 Environmental Setting.....	3-167
3-16.2 Environmental Impacts	3-198
3-16.3 Mitigation Measures.....	3-221
3-16.4 Unavoidable Significant Adverse Impacts	3-230
3-17 PUBLIC UTILITIES	3-231
3-17.1 Environmental Setting.....	3-231
3-17.2 Environmental Impacts	3-237
3-17.3 Mitigation Measures.....	3-246
3-17.4 Unavoidable Significant Adverse Impacts	3-247
 CHAPTER 4 - ALTERNATIVES	 4-1
4-1 INTRODUCTION.....	4-1
4-2 NO PROJECT ALTERNATIVE.....	4-2
4-3 ALTERNATIVES CONSIDERED DURING THE MASTER PLAN PLANNING PROCESS ..	4-4
4-3.1 Alternative A.....	4-4
4-3.2 Alternative B	4-5
4-3.3 Alternative C	4-5
4-4 ALTERNATIVE LAND USE SCENARIO.....	4-6
4-5 ALTERNATIVE ENROLLMENT GROWTH SCENARIO	4-9
4-6 ENVIRONMENTALLY SUPERIOR ALTERNATIVE	4-12
 CHAPTER 5 - IMPACT OVERVIEW	 5-1
5-1 INTRODUCTION.....	5-1
5-2 UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS	5-1
5-3 IMPACTS FOUND NOT TO BE SIGNIFICANT	5-1
5-4 CUMULATIVE IMPACTS	5-1
5-4.1 Visual Resources	5-2
5-4.2 Agricultural Resources.....	5-3
5-4.3 Air Quality.....	5-4
5-4.4 Biological Resources.....	5-5
5-4.5 Historical Resources.....	5-5
5-4.6 Archaeological Resources	5-7
5-4.7 Paleontological Resources.....	5-7
5-4.8 Geology/Soils/Seismicity	5-8
5-4.9 Hazardous Materials.....	5-8
5-4.10 Hydrology and Water Quality	5-9
5-4.11 Land Use and Planning	5-11
5-4.12 Noise	5-12

5-4.13 Population and Housing5-13
5-4.14 Public Services5-13
5-4.15 Transportation/Traffic and Parking5-15
5-4.16 Public Utilities5-15
5-5 IRREVERSIBLE ENVIRONMENTAL CHANGES5-17
5-6 GROWTH-INDUCING IMPACTS5-17

CHAPTER 6 - BIBLIOGRAPHY6-1

CHAPTER 7 - PERSONS AND ORGANIZATIONS CONSULTED7-1

CHAPTER 8 - LIST OF PREPARERS8-1

APPENDIX A - NOTICE OF PREPARATION AND PUBLIC RESPONSES

APPENDIX B - AIR QUALITY WORKSHEETS

APPENDIX C - BIRDS OF PIERCE COLLEGE

APPENDIX D - ARCHAEOLOGICAL SURVEY REPORT

APPENDIX E - HAZARDOUS MATERIALS DATABASE (provided under separate cover)

APPENDIX F - TRAFFIC AND PARKING STUDY (provided under separate cover)

LIST OF FIGURES

Figure S-1: Regional Location Map..... S-4

Figure S-2: Project Vicinity Map..... S-5

Figure S-3: Project Area Land Uses..... S-6

Figure S-4: Existing Facilities Map..... S-7

Figure S-5: Proposed Master Plan Development S-9

Figure 2-1: Proposed Master Plan Development2-5

Figure 2-2: Locations of the Related Projects.....2-33

Figure 3-1: Landscape Units3-3

Figure 3-2: Landscape Unit A - The Mall.....3-4

Figure 3-3: landscape Unit A - Spanish Colonial/Mission Revival Cottages3-5

Figure 3-4: Landscape Unit A - Administration Building3-6

Figure 3-5: Landscape Unit A - Bungalows3-7

Figure 3-6: Landscape Unit B - Chalk Hill.....3-9

Figure 3-7: Landscape Unit C - Horticulture Area3-10

Figure 3-8: Landscape Unit D - Agricultural Fields3-11

Figure 3-9: Landscape Unit E - Undeveloped Rolling Hills.....3-12

Figure 3-10: Landscape Unit E - Canyon de Lana.....3-13

Figure 3-11: View of Landscape Unit A - Playing Fields - Looking South3-15

Figure 3-12: View of Landscape Unit B and the Performing Arts Center from Stadium Way Looking Northwest.....3-16

Figure 3-13: Views of Landscape Unit C - Horticulture Area.....3-17

Figure 3-14: View of Landscape Unit D Looking South.....3-18

Figure 3-15: View of Landscape Unit E Looking Southeast3-19

Figure 3-16: Student Assembly in the Quonset Hut Referred to as Exposition Hall, circa 19473-67

Figure 3-17: View of Pierce College Business Office/Student Store Building, the Modern Language Art/Administration Building (demolished), and Faculty Office Cottages, circa 1950.....3-68

Figure 3-18: View of Pierce College showing the Business Office/Student Store Building, Modern Language Art Building (demolished) and one of the Faculty Offices, circa 19503-68

Figure 3-19: Significant Architectural/Historic Resources within a 2-Mile Radius of the Project Site3-70

Figure 3-20: One of Three Maintenance Facility Quonset Huts.....3-72

Figure 3-21: Business Office/Student Store Building.....3-72

Figure 3-22: Horticulture Unit Classroom, Building 49003-73

Figure 3-23: Horticulture Unit Lath House.....3-73

Figure 3-24: Representative Faculty Office Building.....3-74

Figure 3-25: Geologic Map.....3-87

Figure 3-26: Fault Location Map3-92

Figure 3-27: Seismic Hazard Map3-98

Figure 3-28: Local Surface Water Resources3-113

Figure 3-29: Groundwater Basins in the Los Angeles Area3-115

Figure 3-30: Community Plan Map3-122

Figure 3-31: Zone Map3-128

Figure 3-32: Noise Measurement and Sensitive Receptor Locations3-140

Figure 3-33: Location of Census Tracts in the Study Area.....3-147
Figure 3-34: Public Services and Facilities.....3-157
Figure 3-35: Study Area and Analyzed Intersections3-168
Figure 3-36: Locations of Pierce College Parking Lots.....3-177
Figure 3-37: Existing Pierce College Parking Utilization.....3-182
Figure 3-38: Related Project Locations3-185

LIST OF TABLES

Table S-1: Proposed Master Plan Projects..... S-10
 Table S-2: Summary of Impacts and Mitigation Measures S-17

Table 2-1: Proposed Master Plan Projects.....2-6
 Table 2-2: List of Related Projects2-29

Table 3-1: Ambient Air Quality Standards.....3-36
 Table 3-2: Summary of Air Quality Data at West San Fernando Valley (SRA 6) Monitoring Station3-37
 Table 3-3: Emission Thresholds of Significance3-38
 Table 3-4: Maximum Daily Construction Emissions (pounds per day)3-42
 Table 3-5: Peak Quarter Construction Emissions (in tons per quarter).....3-42
 Table 3-6: Net Increase in Operational Emissions (in pounds per day)3-46
 Table 3-7: Peak 1-Hour Concentration (in ppm)3-47
 Table 3-8: Peak 8-Hour Concentration (in ppm)3-47
 Table 3-9: Maximum Daily Construction Emissions After Mitigation (in pounds per day).....3-49
 Table 3-10: Peak Quarter Construction Emissions After Mitigation (in tons per quarter).....3-50
 Table 3-11: Significant Architectural/Historic Resources Within a 2-Mile Radius of the Project Site3-69
 Table 3-12: Fossil Localities in the Region Surrounding the Project Area3-84
 Table 3-13: Significant Active Faults.....3-91
 Table 3-14: Modified Mercalli Scale for Earthquake Intensity3-94
 Table 3-15: Historic Earthquakes3-94
 Table 3-16: Principal Regulatory Agency Databases Searched3-103
 Table 3-17: Potential Environmental Impacts3-107
 Table 3-18: Contaminated Properties Impact Criteria.....3-108
 Table 3-19: Properties Within 1/4-Mile Radius of the Campus Boundary with Moderate or High Potential Impact.....3-109
 Table 3-20: Comparison of the Proposed Project with Local Plans3-132
 Table 3-21: Typical Noise Levels.....3-138
 Table 3-22: Noise Measurement At Noise Sensitive Uses Noise.....3-141
 Table 3-23: Community Noise Levels (Exterior) And Land Use Compatibility.....3-142
 Table 3-24: Typical Construction Noise Levels3-143
 Table 3-25: Existing Regional and Local Population Characteristics - Race/Ethnicity (2000)3-148
 Table 3-26: Projected Regional and Local Population (2000-2001)3-149
 Table 3-27: Existing Regional and Local Housing Characteristics – Occupancy/Tenure (2000).....3-150
 Table 3-28: Estimated and Projected Regional and Local Households (2000-2001).....3-151
 Table 3-29: LAUSD K-12 Enrollment, FY 2000-2001and FY 2001–20023-158
 Table 3-30: LAUSD Public Schools within Approximately 0.5 Miles of Pierce College3-159
 Table 3-31: Level of Service Definitions for Signalized Intersections3-172
 Table 3-32: Existing (Year 2002) Intersection Levels of Service Analysis3-174
 Table 3-33: Existing Pierce College Parking Inventory by Lot.....3-178
 Table 3-34: Summary of Existing Pierce College Parking Inventory and Utilization3-183
 Table 3-35: Trip Generation Estimates for Cumulative Projects3-187

Table 3-36: Pierce College Facilities Master Plan Trip Generation Estimates:
Academic Growth3-193

Table 3-37: Pierce College Facilities Master Plan Trip Generation Estimates:
Other Bond Projects and Public/Private Partnership Projects.....3-194

Table 3-38: Pierce College Facilities Master Plan Trip Generation Estimates:
Academic Growth and Other Bond Projects3-197

Table 3-39: Distribution of Zip Codes of Residence Pierce College Students –
Fall 20013-197

Table 3-40: Year 2010 Intersection Level of Service Analysis.....3-200

Table 3-41: Summary of Existing and Projected Future Parking Supply.....2-204

Table 3-42: Pierce College Facilities Master Plan Peak Parking Analysis:
Academic Growth3-206

Table 3-43: Pierce College Facilities Master Plan Peak Parking Analysis:
Non-Academic Projects3-207

Table 3-44: Level of Service Definitions for Freeway Mainline Segments3-213

Table 3-45: CMP Arterial Intersection Impact Analysis3-215

Table 3-46: CMP Freeway Mainline Impact Analysis3-216

Table 3-47: CMP Transit Impact Analysis3-218

Table 3-48: Neighborhood Impact Analysis.....3-220

Table 3-49: Intersection Mitigation Measures.....3-223

Table 3-50: Mitigation Phasing Program – Percent of Projected Trip Increases Triggering
Impacts at Study Intersections3-228

Table 3-51: Estimated Percent Contribution of Master Plan Elements to Total Net Increase
in AM and PM Peak Hour Trips3-229

Table 3-52: Landfills3-234

Table 3-53: Estimated Current and Future Water Demand3-239

Table 3-54: Average Wastewater Flow Rate for Year 20103-241

Table 3-55: Projected Electricity Consumption for The Year 2010.....3-244