

CHAPTER 1 - RESPONSES TO COMMENTS ON THE DRAFT EIR

1-1 INTRODUCTION

The Draft EIR for the proposed Los Angeles Pierce College Facilities Master Plan was made available for public review for a period of 45 days beginning July 25, 2002. During this review period, a number of written comments were submitted to the lead agency. In addition, public workshops were held to provide information on the Master Plan and EIR process and to receive additional comments. The public workshops were held on August 1 and August 27, 2002 on the Pierce College campus. A court reporter was present at the workshop on August 27 to record verbal comments from members of the public.

In accordance with the requirements of the California Environmental Quality Act (CEQA), each of the comment letters and the transcript of verbal comments are included in this Final EIR, as are the lead agency responses to any environmental concerns raised in the comments. Each comment letter is labeled with a reference letter and number corresponding to the list below. Individual comments are referenced in the margin and responses follow each letter.

The public agencies, organizations and individual citizens that submitted comments on the Draft EIR during the public review period are listed below.

A. Public Agencies (arranged alphabetically by agency name)

| <u>No.</u> | <u>Agency</u> | <u>Name</u> | <u>Date</u> |
|------------|-----------------------------------------------------------------------------------------|------------------|-------------|
| A1 | City of Los Angeles Department of City Planning | Robert Sutton | 9/10/02 |
| A2 | City of Los Angeles Department of Transportation | Sergio Valdez | 9/19/02 |
| A3 | County of Los Angeles Department of Public Works | Rod H. Kubomoto | 9/11/02 |
| A4 | Resource Conservation District of the Santa Monica Mountains | Nancy L. Helsley | 9/10/02 |
| A5 | Southern California Association of Governments | Jeffrey M. Smith | 8/8/02 |
| A6 | State of California Department of Transportation | Stephen Buswell | 9/11/02 |
| A7 | State of California Governor's Office of Planning and Research (State Clearinghouse) | | 8/14/02 |
| A8 | U.S. Department of Agriculture, National Resources Conservation Service | Stephen Jewett | 9/10/02 |

B. Private Businesses/Organizations (arranged alphabetically by organization name)

| <u>No.</u> | <u>Business/Organization</u> | <u>Name</u> | <u>Date</u> |
|------------|----------------------------------------|---------------|-------------|
| B1 | Woodland Hills Homeowners Organization | Gordon Murley | 9/10/02 |

C. Private Citizens/Individuals (arranged alphabetically by individual's last name)

| <u>No.</u> | <u>Name</u> | <u>Date</u> |
|------------|-----------------------------|-------------|
| C1 | Anonymous | NA |
| C2 | Anonymous | NA |
| C3 | Melanie Arguero | NA |
| C4 | Ernesto Bawyt | NA |
| C5 | Robert and Shirley Blessing | 9/9/02 |
| C6 | Robert B. Blessing | NA |
| C7 | Yvonne Brooks | NA |
| C8 | Katheryn Cuasor | NA |
| C9 | Ng Do | NA |
| C10 | J.B. Domine | NA |
| C11 | S. Enfield | NA |
| C12 | Mona Field | NA |
| C13 | Manuir Gillan | NA |
| C14 | Donna Hurst | 9/9/02 |
| C15 | James J. King | 9/9/02 |
| C16 | Leo Maggio | NA |
| C17 | Barry B. Martin | 9/9/02 |

| | | |
|-----|-------------------------|--------|
| C18 | Shirley Miller | NA |
| C19 | Mark Phan | NA |
| C20 | Wendy Gladstone Potter | 9/1/02 |
| C21 | Gene and Dolly Schwartz | NA |
| C22 | Carol Shelden | NA |
| C23 | Sheela Shneezai | NA |
| C24 | Carol Wohlgemuth | NA |
| C25 | Nicole Zumwalt | NA |

D. Public Workshop

The following individuals had their verbal comments recorded by a court reporter at the public workshop on August 27, 2002. These individuals are listed in the order in which they made their comments to the court reporter.

Name

Shirley Blessing

James Stuart

Michael N. Carpenter



Al Trumpler

Glenn Stoddard

James Rikel

Dorothy Smith

Scott Anderson

| | | |
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| <p>DEPARTMENT OF CITY PLANNING 200 N. SPRING STREET, ROOM 525 LOS ANGELES, CA 90013-4801 AND 8255 VAN NUTS BOULEVARD VAN NUTS, CA 91411 CITY PLANNING COMMISSION</p> <p>MITCHELL S. WITZER PRESIDENT</p> <p>JOSEPH KLEIN VICE PRESIDENT</p> <p>RICHARD BROOKS MABEL CHANG DOREEN DOMINGUEZ JAVIER O. LOPEZ PASTOR GERALD MCCALLUM II ROBERT L. SCOTT PETER M. WEIL</p> <p>GABRIELA WILLIAMS COMMUNITY PARTICIPATION ASSISTANT (213) 978-1247</p> | <p>CITY OF LOS ANGELES CALIFORNIA</p>  <p>JAMES K. HAHN MAYOR</p> | <p style="text-align: center;">Comment Letter A1</p> <p>EXECUTIVE OFFICES 5TH FLOOR</p> <p>CON HOWE DIRECTOR (213) 978-1271</p> <p>FRANKLIN P. BERNHARD DEPUTY DIRECTOR (213) 978-1273</p> <p>GORDON B. HAMILTON DEPUTY DIRECTOR (213) 978-1272</p> <p>ROBERT H. SUTTON DEPUTY DIRECTOR (213) 978-1274</p> <p>FAX: (213) 978-1275</p> <p>INFORMATION (213) 978-1270 (818) 756-6944</p> |
| <p>September 10, 2002</p> <p>Andrew W. Dunn Director of Facilities Planning and Development Los Angeles Community College District 770 Wilshire Boulevard Los Angeles, CA 90017</p> <p>Subject: COMMENTS ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED PIERCE COLLEGE FACILITIES MASTER PLAN SCH NO. 2002021004</p> <p>Dear Mr. Dunn:</p> <p>The Department of City Planning, Community Planning Bureau, has completed review of the subject Draft EIR and submits the following comments.</p> <p><u>Community Plan</u></p> <p>The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan addresses Pierce College as an important part of the Community Plan area's history. The college's agricultural program is one of the few remaining connections to the community's agrarian past; preservation of a sizable and environmentally important piece of publicly held open space is a legacy of this program. The Community Plan summarizes major issues that should be addressed in considering future development of the Pierce College site.</p> <p><u>Issues</u></p> <ul style="list-style-type: none"> • Significant undeveloped portions of open space within Pierce College are an environmentally sensitive resource as well as an important educational resource for the Community Plan area. • The Community Area is well-served by existing commercial land in Warner Center and in nearby Community Commercial Centers. | | |
| <p>Public Counter & Construction Services Center</p> <p>LOS ANGELES: 201 N. FLORENCE STREET, ROOM 306 (213) 977-6063 VAN NUTS: 8251 VAN NUTS BLVD., 1ST FLOOR (818) 756-6906</p> <p style="text-align: center;">AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER</p> <p style="text-align: right;">Recyclable and non-recycled waste </p> | | |

Comments Pierce College Master Plan Draft EIR
Andrew W. Dunn
September 10, 2002

Page 2 of 4

- Future Master Plan proposals for land use and development within Pierce College provide an opportunity to preserve a significant, publicly held Open Space while integrating future use of this site with the needs of the community.

Land Use and Zoning

The proposed Master Plan development includes new construction, renovation and modernization of both new and existing facilities within areas zoned OS-1XL and PF-1XL and designated Open Space (OS zone) and Public Facilities (PF zone).

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| <ul style="list-style-type: none"> • <u>Development Plan.</u> The Draft EIR project description identifies alternative locations for various facilities proposed as part of the Master Plan, but does not provide detail necessary to understand the potential scope of impacts and any appropriate mitigation associated with each candidate site. The Final EIR needs to identify the <u>preferred development alternative</u>, providing a comprehensive analysis of impacts/mitigation measures that includes the specific location, building size (square footage), height and design of proposed new or renovated facilities. | <div style="border-left: 1px solid black; padding-left: 10px;">A1-1</div> |
| <ul style="list-style-type: none"> • <u>Entitlements.</u> New construction and/or renovation of facilities and their associated uses as proposed in OS and PF zones <u>may</u> require conditional use permits pursuant to Los Angeles Municipal Code (LAMC) Secs. 12.04.05, 12.04.09, 12.24 U 21 and 12.24 W 49. These uses include the proposed Water Reclamation Facility, residential dormitory, child care center and senior residence facilities. Additionally, the project description for the Equestrian "Education/Event/Exhibition" Center identifies special events, and quasi-commercial uses (e.g., concessions, vendors and kiosks). The nature of these events, accompanying commercial-type uses, and other activities needs to be clearly detailed in the Final EIR to ascertain the scope of requisite entitlements. | <div style="border-left: 1px solid black; padding-left: 10px;">A1-2</div> |
| <ul style="list-style-type: none"> • <u>Building Height.</u> As stated in the LAMC, the Height District 1XL limitation establishes a 2 story, 30 foot maximum height. This height limitation ensures that newly-erected structures are compatible with adjacent single family neighborhoods located north of Victory Boulevard. Several proposed buildings (e.g., Agriculture, Science and Nursing Building, Technology Center, Exhibition Center, Sciences Partnership Building, Life-Long Learning Residences Complex) could exceed the two story height limitation. The Final EIR needs to consider alternative building designs with a maximum height limitation of 30 feet to maintain compatibility with surrounding land uses. The Final EIR needs to: a) identify the preferred development alternative, noting the proposed building locations, and, b) specifically address the physical and aesthetic relationship of project design height to proximal single-family residences and other adjacent uses. (Note: Regardless of the height district in which they are located, recreation centers under the operation of the Board of Recreation and Park Commissioners and libraries under the operation of the Board of Library Commissioners may be built to a maximum height of 35 feet. LAMC Sec. 12.21.1 B 5) | <div style="border-left: 1px solid black; padding-left: 10px;">A1-3</div> |

Comments Pierce College Master Plan Draft EIR
 Andrew W. Duran
 September 10, 2002

Page 3 of 4

Traffic/Circulation/Transportation

- Future growth of the campus will increase the demand for parking and add additional vehicles on surface streets. The Draft EIR addresses this concern by providing Transportation Demand Management Measures and Intersection Improvements. However, the Draft EIR does not address the impacts and any additional mitigation measures that may be warranted during special event activities (i.e., intercollegiate events, graduation ceremonies, etc.). The Final EIR needs to fully analyze potential impacts and provide additional mitigation measures, as warranted, when special event activities are conducted on the campus, with special consideration to minimizing neighborhood traffic impacts. The type, number, and schedule of these events needs to be clearly detailed as part of this analysis.
- The proposal identifies a potential agreement between the College and the Metropolitan Transportation Authority (MTA) whereby MTA would lease the strip of land on which the current Child Development Center (CDR) is located in order to construct a new transit station for the proposed busway. The Final EIR needs to provide greater detail concerning this agreement, and the location, design components, feasible alternative site locations, and appropriate mitigation measures as warranted for the transit station. (Note: The Final EIR could utilize any data that has already been developed by the MTA.)

A1-4

A1-5

Biological Resources

- The College farm area functions as open space, watershed, and important habitat for migrating birds, including Canadian Geese. As discussed in the Draft EIR, the proposed Master Plan development could result in the removal of roosting (resting) and foraging habitat for Canadian Geese. All attempts should be made to minimize potential project impacts on the roosting area for Canadian geese on the Pierce College property.

A1-6

Historical Resources

- The Business Office/Student Bookstore is one of the oldest buildings on campus and could be considered an historical asset of the College. Demolition of said structure could be considered a significant adverse visual impact since the building retains its integrity of location and is largely intact architecturally. The Draft EIR noted that the structure experienced substantial structural damage as a result of the 1994 Northridge Earthquake. The Final EIR needs to include analysis, conducted by a qualified structural/seismic engineer and preservation architect, to determine the feasibility and cost of rehabilitating the Business Office/Student Store Building.

A1-7

Comments Pierce College Master Plan Draft EIR
Andrew W. Dunn
September 10, 2002

Page 4 of 4

Scenic/Aesthetic Views

- An alternative location for the Life-Long-Learning Residences Community (LLRC) is on the ridge of Chalk Hills directly south of parking lot 6. Construction of the residential complex along the ridge could obstruct views of the San Fernando Valley from residential properties to the south of the campus. The Final EIR needs to: a) identify the preferred site location for the LLRC, and, b) include detailed analysis of LLRC design components (height, landscaping, etc.) and the potential impacts to the scenic views from residential properties as a result of proposed development at this location.
- An electronic marquee is proposed at the Mason Street/Victory Boulevard entrance. The Draft EIR does not provide detailed plans or renderings of the sign. The Final EIR needs to address the mass, height and sign appearance to complement the Master Sign Program. If a Master Sign Program for the campus does not exist, then the Final EIR should suggest incorporating such a plan as appropriate mitigation to provide unity and cohesion for all future campus signs.

A1-8

A1-9

Thank you for the opportunity to review and provide comments on the Draft EIR. Please contact our Valley Community Planning staff (Rita Schack, 818-755-8044) if you have any questions concerning these comments.

Yours truly,

CON HOWE
Director of Planning


Robert H. Sutton
Deputy Director of Planning

CH:RHS:lw

cc: Dennis Zine, Councilman, Third Council District
Tom Henry, Third Council District
Michael Beesem, Third Council District
Linn Wyatt, Planning Department
Rita Schack, Planning Department

RESPONSES TO THE 9/10/02 LETTER FROM THE LOS ANGELES CITY PLANNING DEPARTMENT (COMMENT LETTER A1)

Response to Comment A1-1

The EIR is intended to be both a Program and Project EIR in that it addresses the cumulative effects of the ultimate level of development that could occur under the Master Plan as well as the environmental effects of individual Master Plan projects. Given that the Master Plan is a long-term planning document and includes over 30 individual development and renovation projects, not all projects have been developed or defined to an equal level of detail. Nonetheless, contrary to the assertion in the comment, sufficient information exists on the location, size, and height of most of the Master Plan projects to adequately evaluate their environmental impacts. Those projects where major design issues, such as exact location are less fully resolved include: the New Technology Center, which would be located either in the core campus on the site of the existing Business Office/Student Store Building or on an alternative site near the Campus Center; Student Food Services, which would be located on the site of the existing cafeteria or would be constructed as part of the new dormitory partnership project; the water reclamation facility, which would be no bigger than a large sport utility vehicle and would be developed on a site to be determined; and the Life-Long Learning Residences Complex, which would be constructed on the preferred site adjacent to the Performing Arts Building in the core campus or alternatively in the Chalk Hills.

Once the design and location of these facilities have been finalized, these projects will be examined in light of the analyses in this EIR to determine whether additional environmental documents must be prepared to address any new effects not previously considered. This is permissible under CEQA. As stated on page 1-4 of the EIR, if the lead agency (i.e., the District) finds that the subsequent project would not result in new effects or require new mitigation measures, the lead agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required. If an EIR is required for a subsequent activity, the subsequent EIR can focus on new effects that were not considered before.

Response to Comment A1-2

The comment noting that conditional use permits may be required for some proposed facilities is noted by the District. The District will continue to consult with the Department of City Planning to identify those facilities that will require conditional use permits and the scope of requisite entitlements.

Response to Comment A1-3

As discussed in the Draft EIR (see pp. 2-8 to 2-14, p. 3-137), the proposed structures that may exceed the 2-story or 30-foot height limitation in the City's zoning code are not located in the immediate vicinity of the residential neighborhoods to the north or south of the campus. These

proposed buildings, with the exception of the Equestrian Education Center, would be located in the campus core some distance from residential neighborhoods to the south and north. Additionally, existing buildings and landscaping would provide a buffer ensuring that there would be no significant incompatibilities with surrounding off-campus land uses. For example, the new Agriculture/Science/Nursing Building would be located a minimum of 800 feet south of the closest single-family residences, which are located north of Victory Boulevard. Additionally, landscaping and trees along Victory Boulevard and within the campus parking lot south of Victory Boulevard would diminish views from residences to the proposed Agriculture/Science/Nursing Building. The Technology Center, which would be located more centrally within the campus core, would be at least 1,600 feet south of the residences north of Victory Boulevard and 1,500 feet north of the residences south of the campus. The Sciences Partnership Building would be located 1,000 feet south of the closest residences north of Victory Boulevard. The preferred site for the Life-Long Learning Residences Complex is the slope adjacent to the Performing Arts Building, which is approximately 1,000 feet north of the residences that border the campus on the south. The topography in the vicinity of the site and existing landscaping and structures to the south, e.g., Shepard stadium, would further buffer the proposed residential complex from nearby residences.

The 40-foot high Exhibition Center that would be constructed as part of the Equestrian Education Center would be approximately 800 feet south of the residences north of Victory Boulevard. Additionally, the Exhibition Center would be sited immediately adjacent to and take advantage of the hillside to the south to provide sloped seating and reduce the visibility of the facility from off-campus areas. New trees that would be planted along the northern edge of the Equestrian Education Center would further diminish views of the facility from the north.

Although the proposed buildings would not result in significant incompatibilities, the College will nonetheless continue to consider alternative building designs that comply with the two-story height limitation.

Response to Comment A1-4

Larger existing special events on the campus include: graduation ceremonies (typically approximately 4,000 persons in attendance, held in the evening at the end of the spring semester after classes are out of session); and Pierce College football games on Saturdays in the fall. Additional special events associated with buildout of the Master Plan are anticipated to include: public events at the Equestrian Education Center (3 to 4 capacity events anticipated per year plus smaller events); and community events at the horticulture partnership.

In order to avoid parking impacts and minimize traffic impacts, large special events will be scheduled on Friday evenings or weekends to avoid the weekday and weeknight academic peak periods. The on-campus parking supply (estimated at just over 5,200 spaces at buildout of the Facilities Master Plan) would be sufficient to accommodate parking demands for the Equestrian Education Center and community events during these periods, when parking demands generated by the remainder of the campus would be low.

Potential conference use of student housing facilities during the summer semester or during periods when school is not in session would utilize otherwise unutilized building area and parking supply, and would not be expected to generate impacts beyond those already identified in the Draft EIR for normal spring and fall semesters.

Response to Comment A1-5

The environmental impacts of MTA's proposed bus rapid transit station at Winnetka Avenue and Victory Boulevard were discussed in the Environmental Impact Report for the San Fernando Valley East-West Transit Corridor Project (Draft EIR, May 2001; Final EIR, February 2002). According to that EIR, potential station impacts could include significant traffic impacts at the Winnetka/Victory intersection and temporary construction air quality impacts. As depicted in preliminary plans presented in the EIR, the station would contain a total of approximately 394 parking spaces on the 2-acre parcel located at the northwest corner of Winnetka Avenue and Victory Boulevard. Two station platforms, each approximately 200 feet in length would be located on the north side of the railroad right-of-way west of Winnetka Avenue and on the south side of the right-of-way east of Winnetka.

An agreement with MTA regarding leasing of the property for development of a transit station and park-and-ride lot has not yet been reached and negotiations are continuing.

Response to Comment A1-6

Comment noted. All feasible and reasonable measures will be implemented to minimize impacts to Canadian geese foraging or resting on the Pierce College campus.

Response to Comment A1-7

Although FEMA has previously determined that rehabilitation of the Business Office/Student Store Building is not feasible, a structural/seismic engineer will conduct a new study to determine the feasibility and cost of rehabilitating the building. The determination will be made based both on the State criteria for renovation versus rebuilding and the reasonable use of bond funds. If renovation is determined to be economically feasible, the College will rehabilitate the building and construct the New Technology Center on an alternative site.

Response to Comment A1-8

The preferred site for the Life-Long Learning Residences Complex is the slope adjacent to the Performing Arts Building. This site, as discussed in the Draft EIR, would have fewer visual

impacts than the alternative Chalk Hill site. Also see the responses to Comments A1-1 and A1-3 above.

Response to Comment A1-9

The marquee sign would be similar in size to the existing sign at the Mason Street/Victory Boulevard entrance. Additionally, in accordance with Mitigation Measure V-1 in the EIR, the Master Architect selected by the College will develop and the College will implement design guidelines for new buildings and signage to ensure that they are architecturally and visually compatible with adjacent structures and will maintain the Spanish architectural theme of the campus.

Comment Letter A2

Wayne K. Tande
GENERAL MANAGER

CITY OF LOS ANGELES

CALIFORNIA



JAMES K. HAHN
MAYOR

DEPARTMENT OF
TRANSPORTATION

221 N. PULVERA STREET, SUITE 600
LOS ANGELES, CA 90012
(213) 890-1177
FAX (213) 890-1188

September 19, 2002

Winnetka Ave &
Victory Blvd
DOT SFV 02-035

Los Angeles Community College District
Attention: W. Andrew Dunn
Director of Facilities Planning and Development
770 Wilshire Blvd.
Los Angeles, CA 90017

**LOS ANGELES PIERCE COLLEGE FACILITIES MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT COMMENTS**

The City of Los Angeles Department of Transportation (DOT) has completed the traffic assessment for the proposed expansion of Los Angeles Pierce College. This traffic assessment is based on a traffic study prepared by Kaku Associates, dated July 2002 and revised September 2002. After careful review of the pertinent data, DOT has determined that the traffic study adequately describes the traffic impacts of the currently proposed project. Although traffic generated by the proposed project will significantly impact nineteen intersections, the project-related traffic impacts can be mitigated to less than significant levels at seventeen of the nineteen intersections. The intersections of Victory Boulevard and Topanga Canyon Boulevard, and De Soto Avenue and the Ventura Freeway 101 Westbound Ramps, will remain with unmitigated significant impacts.

A2-1

DISCUSSION AND FINDINGS

The proposed expansion of Los Angeles Pierce College traffic study is based on the increase of the existing student full-time equivalent (FTE) figure of 13,591 in 2002, to 16,423 FTE in 2010. The project is bounded by Victory Boulevard to the north, De Soto Avenue to the west, Winnetka Avenue to the east, Oxnard Street to the southeast, and private residences to the south. DOT has determined the proposed project would generate 664 net new trips in the a.m. peak hour and 657 net new trips in the p.m. peak hour. The trip generation estimates are based on the empirical data collected at the project's driveways compared to FTE, and are based on formulas published by the Institute of Transportation Engineers (ITE) Trip Generation, 6th Edition, 1997.

The traffic study analyzed 30 intersections in the vicinity of the project. DOT has determined that the proposed project will have significant traffic impacts at the following nineteen intersections:

1. Mason Ave and Saticoy St

AN EQUAL EMPLOYMENT OPPORTUNITY -AFFIRMATIVE ACTION EMPLOYER

W. Andrew Dunn

- 2 -

September 19, 2002

2. Mason Ave and Sherman Way
3. Winnetka Ave and Sherman Way
4. Mason Ave and Vanowen St
5. Winnetka Ave and Vanowen St
6. Topanga Canyon Blvd and Victory Blvd
7. Canoga Ave and Victory Blvd
8. De Soto Ave and Victory Blvd
9. Mason Ave and Victory Blvd
10. Winnetka Ave and Victory Blvd
11. Corbin Ave and Victory Blvd
12. Tampa Ave and Victory Blvd
13. De Soto Ave and El Rancho Dr
14. Winnetka Ave and Calvert St
15. Winnetka Ave and Oxnard St
16. De Soto Ave and Ventura 101 Freeway Westbound Ramps
17. De Soto Ave and Ventura 101 Freeway Eastbound Ramps
18. Winnetka Ave and Ventura 101 Freeway Westbound Ramps
19. Winnetka Ave and Ventura 101 Freeway Eastbound Ramps

DOT has concluded that seventeen of these project-related impacts can be mitigated to less-than-significant levels through implementation of Transportation Demand Management (TDM) measures, a Traffic Mitigation Monitoring Agreement (TMMA) Program, construction of various physical street improvements and street restriping, funding a proportionate share of the cost of the design and construction of the Canoga Park ATSAC/ATCS System, and funding a proportionate share of the cost of the design and construction of the Victory/Ventura Corridor ATCS Upgrade. The applicant has proposed a complex mitigation phasing program requiring continuing re-study of the project's FTE levels. DOT has instead assigned year values to the estimation of what percentage of trip net increases will trigger impacts at the study intersections, and then applied those dates to the project requirements. The following section identifies the measures to mitigate the traffic impacts to a level of insignificance at seventeen of the nineteen intersections, and other requirements recommended for adoption as conditions of approval.

A2-2

PROJECT REQUIREMENTS

A. Automated Traffic Surveillance and Control (ATSAC) System/Adaptive Traffic Control Systems (ATCS)

The following intersections will be mitigated to a less-than-significant level by funding a proportionate share of the cost of the design and construction of the Canoga Park ATSAC/ATCS System:

A2-3

1. Mason Ave and Satcoy St
2. Mason Ave and Vanowen St

W. Andrew Dunn

- 3 -

September 19, 2002

3. Winnetka Ave and Vanowen St

The project's proportionate share of the cost of the Canoga Park ATSAC/ATCS System is equal to the average ATSAC/ATCS System cost per intersection, which currently is \$99,400. ATSAC/ATCS improvements shall be guaranteed through a cash payment prior to the issuance of any building permit, otherwise the improvements may be guaranteed through an irrevocable letter of credit payable to DOT in the amount of \$106,900. Since the cost of ATSAC/ATCS improvements are reviewed and adjusted periodically, the actual cost may change depending on when payment is made. Funding of ATSAC/ATCS improvements must be guaranteed before the start of construction of the system in order to qualify as a mitigation measure for this project. Currently the date for the start of construction of the system is July 2006.

A2-3
(cont'd)

B. Adaptive Traffic Control Systems (ATCS) Upgrade

The following intersections will be mitigated to a less-than-significant level by funding a proportionate share of the cost of the design and construction of the Victory/Ventura Corridor ATCS Upgrade:

1. Corbin Ave and Victory Blvd
2. Tampa Ave and Victory Blvd
3. Winnetka Ave and Oxnard St
4. Mason Ave and Victory Blvd

A2-4

The project's proportionate share of the cost of the Victory/Ventura Corridor ATCS Upgrade is equal to the average ATCS Upgrade cost per intersection, which currently is \$20,000. ATCS improvements shall be guaranteed through a cash payment prior to the issuance of any building permit. Since the cost of ATCS improvements are reviewed and adjusted periodically, the actual cost may change depending on when payment is made. Funding of ATCS improvements must be guaranteed before the completion of the upgrade in order to qualify as a mitigation measure for this project. Currently the date for the completion of the upgrade is March 2003.

C. Mitigation Measures

1. Mason Ave and Sherman Way

Will be mitigated to a less-than-significant level through implementation of TDM measures. If the TMMA program determines that the goals of the TDM measures have not been met, other mitigation measures will be required.

A2-5

2. Winnetka Ave and Sherman Way

A2-6

W. Andrew Dunn

- 4 -

September 19, 2002

Will be mitigated to a less-than-significant level through implementation of TDM measures. If the TMMA program determines that the goals of the TDM measures have not been met, other mitigation measures will be required.

A2-6
(cont'd)

3. Canoga Ave and Victory Blvd

Per DOT Case No. WC 02-003, the Westfield Shoppingtown Topanga shopping center expansion project was approved for the project mitigation requirement of widening and improving by 4 feet along the north side of Victory Boulevard between Canoga Avenue and approximately 320 feet west of Canoga Avenue to provide a 41-foot half-roadway and a 9-foot sidewalk within the existing 50-foot half right-of-way. Restripe to provide an additional eastbound through lane between approximately 660 feet west of Canoga Avenue and approximately 700 feet east of Canoga Avenue. Relocate and modify any existing traffic signal equipment, street lights, power poles, trees, parking meters, signs, curb and gutters, utilities, etc. as required.

A2-7

Through sharing the cost and/or construction of the above improvement, the combined impacts of the Westfield Shoppingtown Topanga and the Los Angeles Pierce College projects at the intersection of Canoga Avenue and Victory Boulevard will be mitigated. The applicant is solely responsible for negotiating the terms of the improvement guarantee and cost reimbursement arrangement with the Westfield project. The widening and improvement shall be guaranteed before the issuance of any building permit to Westfield, or the end of the year 2008, whichever comes first. The widening and improvement must be completed before the issuance of any certificate of occupancy to Westfield, or the end of the year 2008, whichever comes first.

4. De Soto Ave and Victory Blvd

Will be mitigated to a less-than-significant level by the applicant providing on the south leg of De Soto Avenue a northbound left-turn lane, three through lanes, and a right-turn lane, as well as providing on the north leg of De Soto Avenue a southbound left-turn lane, three through lanes and a right-turn lane. To accomplish this, the applicant shall dedicate, widen and improve the Pierce College frontage on De Soto Avenue and Victory Boulevard to the Major Highway Class I standard, per the following Highway Dedication section of Project Requirements. Restripe, relocate and modify any existing traffic signal equipment, street lights, power poles, trees, parking meters, signs, curb and gutters, utilities, etc. as required.

A2-8

The applicant shall complete the dedication before any building permit is issued. The widening and improvement shall be guaranteed before the issuance of any building permit, and must be completed before the issuance of the final certificate of occupancy, or during the year 2006, whichever comes first.

W. Andrew Dunn

- 5 -

September 19, 2002

5. Winnetka Ave and Victory Blvd

Will be mitigated to a less-than-significant level by the applicant providing on the west leg of Victory Boulevard eastbound dual left-turn lanes and three through lanes, as well as providing on the east leg of Victory Boulevard westbound dual left-turn lanes and three through lanes. To accomplish this, the applicant shall dedicate, widen and improve the entire Pierce College frontage on the southwest, northwest and northeast corners of the intersection of Winnetka Avenue and Victory Boulevard to the Major Highway Class II, per the following Highway Dedication section of Project Requirements. Restripe, relocate and modify any existing traffic signal equipment, street lights, power poles, trees, parking meters, signs, curb and gutters, utilities, etc. as required.

A2-9

The applicant shall complete the dedication before any building permit is issued. The widening and improvement shall be guaranteed before the issuance of any building permit, and must be completed before the issuance of the final certificate of occupancy, or the end of the year 2005, whichever comes first.

6. De Soto Ave and El Rancho Dr

Will be mitigated to a less-than-significant level by the applicant providing on the north leg of De Soto Avenue three through lanes and a right-turn lane. To accomplish this, the applicant shall dedicate, widen and improve the entire Pierce College frontage on De Soto Avenue to the Major Highway Class I standard, per the following Highway Dedication section of Project Requirements. Restripe, relocate and modify any existing traffic signal equipment, street lights, power poles, trees, parking meters, signs, curb and gutters, utilities, etc. as required.

A2-10

The applicant shall complete the dedication before any building permit is issued. The widening and improvement shall be guaranteed before the issuance of any building permit, and must be completed before the issuance of the final certificate of occupancy, or the end of the year 2007, whichever comes first.

7. Winnetka Ave and Calvert St

Will be mitigated to a less-than-significant level by the applicant providing on Winnetka Avenue south of Calvert Street northbound dual left-turn lanes and two through lanes. The T.A.N.S.A.T. parking restrictions on the eastside of Winnetka Avenue between Calvert Street and Oxnard Street will remain. The applicant shall provide on Winnetka Avenue south of the project driveway opposite Calvert Street two southbound through lanes, including a minimum 18-foot wide curb lane, removing the T.A.N.S.A.T. parking restrictions on the westside of Winnetka Avenue between Calvert Street and Oxnard Street. To accomplish this, the applicant shall

A2-11

W. Andrew Dunn

- 6 -

September 19, 2002

dedicate, widen and improve the Pierce College frontage on Winnetka Avenue to the Major Highway Class II standard, per the following Highway Dedication section of Project Requirements, as well as widening and improving 15 feet on the eastside of Winnetka Avenue between Calvert Street and Oxnard Street to a 40-foot half-roadway on a 50-foot half-right-of-way. Restripe, relocate and modify any existing traffic signal equipment, street lights, power poles, trees, parking meters, signs, curb and gutters, utilities, etc. as required.

A2-11
(cont'd)

The applicant shall complete the dedication before any building permit is issued. The widenings and improvements shall be guaranteed before the issuance of any building permit, and must be completed before the issuance of the final certificate of occupancy, or the end of the year 2005, whichever comes first.

8. De Soto Ave and Ventura 101 Freeway Eastbound Ramps

Will be mitigated to a less-than-significant level through implementation of TDM measures. If the TMMA program determines that the goals of the TDM measures have not been met, other mitigation measures will be required.

A2-12

9. Winnetka Ave and Ventura 101 Freeway Westbound Ramps

Will be mitigated to a less-than-significant level through implementation of TDM measures. If the TMMA program determines that the goals of the TDM measures have not been met, other mitigation measures will be required.

A2-13

10. Winnetka Ave and Ventura 101 Freeway Eastbound Ramps

Will be mitigated to a less-than-significant level by widening the north side of the Eastbound Off-Ramp by at least 5 feet and widening the south side of the Eastbound Off-Ramp by at least 4 feet, as required by Caltrans, to provide one left-turn lane, one shared left-through-right-turn lane and one right-turn lane. Relocate and modify any existing traffic signal equipment, street lights, power poles, trees, parking meters, signs, curb and gutters, utilities, etc. as required.

A2-14

This improvement will require Caltrans approval and must be completed before the issuance of the final certificate of occupancy, or the end of the year 2005, whichever comes first. In the event the applicant is unable to obtain the necessary construction permits from the concerned agencies by 2005, further building permits and certificates of occupancy may be granted by the City provided the applicant has demonstrated reasonable efforts and due diligence to complete the necessary designs and improvements to the satisfaction of DOT.

The above transportation improvements shall be guaranteed through the B-permit process

A2-15

W. Andrew Dunn

- 7 -

September 19, 2002

of the Bureau of Engineering, Department of Public Works. Any street improvements shall be constructed and completed before the issuance of the final certificate of occupancy, to the satisfaction of DOT and the Bureau of Engineering. Prior to setting the bond amount, the Bureau of Engineering shall require that the developer's engineer or contractor contact DOT's B-Permit Coordinator, at (213) 580-5322, to arrange a pre-design meeting to finalize the design for the required transportation improvements.

A2-15
(cont'd)

D. Transportation Demand Management (TDM)

The Transportation Demand Management measures noted in the traffic study are estimated to increase the average vehicle ridership (AVR) from the current faculty and staff AVR of 1.16, to an AVR of 1.25 for the entire campus. The entire campus would not only include faculty and staff, but also students, public/private partnership employees and future population increases. Increasing the AVR for the entire campus to 1.25 would result in a 7% reduction of the total future vehicle trip generation. The TDM mitigation measures listed in the traffic study, are acceptable to DOT provided that the applicant adheres to the following TMMA Program.

A2-16

Furthermore, the project involves the construction of more than 25,000 square feet of new nonresidential gross floor area and must comply with all the requirements of the Citywide TDM Ordinance No. 168,700. Prior to any building permit, the owner/applicant shall agree, by way of a covenant that runs with the land, to provide and maintain in a state of good repair the management and trip reduction measures required by Ordinance No. 168,700.

A2-17

E. Traffic Mitigation Monitoring Agreement (TMMA) Program

Two years after the start of construction, or by the year 2006, whichever comes first, the applicant shall submit to DOT the first report on the Traffic Mitigation Monitoring Program. Subsequent reports will be required every two years until one year has passed after the issuance of the final certificate of occupancy, or the year 2010, whichever is later.

The report shall contain the AVR of the entire campus. An analysis of the AVR shall be done to show the progress of the project in reaching the AVR goals of the campus. If the AVR goals of the campus are not being met, proportional to the build-out of the campus master plan at the time, additional TDM measures may be required.

A2-18

The report shall also contain new traffic counts, including 3-hour manual AM counts, 3-hour manual PM counts, and 24-hour automatic counts at each of the project driveways. Furthermore, the report shall have new 24-hour automatic counts at each of the following residential street segments that were studied for residential street impacts:

- A. Calvert St east of Winnetka Ave
- B. Oxnard St east of Winnetka Ave

W. Andrew Dunn

- 8 -

September 19, 2002

- C. Hatteras St east of Winnetka Ave
- D. Oxnard St west of Winnetka Ave
- E. Oxnard St east of De Soto Ave

The residential street counts and the project driveway counts shall be compared to the counts taken by the applicant in the year 2002, and to the analysis done in the traffic study. If the actual project generated traffic is significantly higher than the analysis in the traffic study, DOT may require the applicant to re-study all of the study intersections and new mitigation measures may be required.

A2-18
(cont'd)

F. Highway Dedication

Winnetka Avenue

Winnetka Avenue is a designated Major Highway in the Streets and Highways Element of the City's General Plan. The westside of Winnetka Avenue, along the project frontage between Victory Boulevard and the project driveway opposite Calvert Street, currently consists of a 35-foot half-roadway on a 50-foot half-right-of-way. The westside of Winnetka Avenue, along the project frontage between the project driveway opposite Calvert Street and Oxnard Street, currently consists of between a 39-foot and a 40-foot half-roadway on a 50-foot half-right-of-way. At the intersection with Victory Boulevard the applicant is installing eastbound and westbound dual left-turn lanes as a project mitigation measure. Consequently, DOT has determined that the dual left-turn standard will be required at the intersection. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Major Highway Class II with dual left-turn lanes is a 45-foot half-roadway and a 12-foot sidewalk on a 57-foot half-right-of-way. Therefore, a 7-foot dedication and a 10-foot widening and improvement from the intersection with Victory Boulevard south along the project frontage on the westside of Winnetka Avenue is necessary to bring the roadway up to the standard required by the General Plan.

A2-19

Along the remaining project frontage, not including the aforementioned dedication and widening for dual left-turn lanes and the corresponding transitional flare section south of the intersection with Victory Boulevard, Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Major Highway Class II is a 40-foot half-roadway and a 12-foot sidewalk on a 52-foot half-right-of-way. Therefore, a 2-foot dedication and a 5-foot widening and improvement south of the transitional flare section south of the intersection with Victory Boulevard along the project frontage to the project driveway opposite Calvert Street, is necessary to bring the roadway up to the standard required by the General Plan.

A2-20

South of the project driveway opposite Calvert Street, a 2-foot dedication is necessary to bring the roadway up to the standard required by the General Plan.

A2-21

W. Andrew Dunn

- 9 -

September 19, 2002

North of Victory Boulevard, the project frontage on the westside of Winnetka Avenue, south of the railroad right-of-way, currently consists of a 35-foot half-roadway on a 50-foot half-right-of-way. Therefore, a 7-foot dedication and a 10-foot widening and improvement from the intersection with Victory Boulevard north along the project frontage on the westside of Winnetka Avenue is necessary to bring the roadway up to the standard required by the General Plan.

A2-22

North of Victory Boulevard, the project frontage on the eastside of Winnetka Avenue, south of the railroad right-of-way, currently consists of a 45-foot half-roadway on a 53-foot half-right-of-way. Therefore, a 4-foot dedication from the intersection with Victory Boulevard north along the project frontage on the eastside of Winnetka Avenue is necessary to bring the roadway up to the standard required by the General Plan.

A2-23

Victory Boulevard

Victory Boulevard is a designated Major Highway Class II in the Streets and Highways Element of the City's General Plan. However, west of De Soto Avenue, Victory Boulevard is a designated Major Highway Class I in the Streets and Highways Element of the City's General Plan. The south side of Victory Boulevard, along the project frontage, currently consists of a 40-foot half-roadway on between a 48-foot and a 50-foot half-right-of-way. At the intersection with De Soto Avenue, there is left-turn signal phasing controlling west and eastbound Victory Boulevard due to the high left-turn volumes to De Soto Avenue, which is a Major Highway Class I. Consequently, DOT has determined that dual left-turn lanes will be required in the future. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Major Highway Class I with dual left-turn lanes is a 56-foot half-roadway and a 12-foot sidewalk on a 68-foot half-right-of-way. Since Victory Boulevard is designated a Major Highway Class I west of De Soto Avenue, Standard Plan S-470-0 requires a corresponding transitional flare section east of De Soto Avenue. Therefore, a 20-foot dedication and a 16-foot widening and improvement at the intersection with De Soto Avenue, as part of a transitional flare section down to the Major Highway Class II standard without dual left-turn lanes, along the project frontage on the south side of Victory Boulevard, east of De Soto Avenue, is necessary to bring the roadway up to the standard required by the General Plan.

A2-24

Along the remaining project frontage, not including the aforementioned dedication and widening for dual left-turn lanes and the corresponding transitional flare section east of the intersection with De Soto Avenue, Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Major Highway Class II is a 40-foot half-roadway and a 12-foot sidewalk on a 52-foot half-right-of-way. Therefore, a variable dedication of between 2 and 4 feet, east of the intersection with De Soto Avenue, along the project frontage on the south side of Victory Boulevard, is necessary to bring the roadway up to the standard required by the General Plan.

A2-25

W. Andrew Dunn

- 10 -

September 19, 2002

The south side of Victory Boulevard east of Winnetka Avenue, along the project frontage, currently consists of a 40-foot half-roadway on a 50-foot half-right-of-way. At the intersection with Winnetka Avenue the applicant is installing eastbound and westbound dual left-turn lanes as a project mitigation measure. Consequently, DOT has determined that the dual left-turn standard will be required at the intersection. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Major Highway Class II with dual left-turn lanes is a 45-foot half-roadway and a 12-foot sidewalk on a 57-foot half-right-of-way. Therefore, a 7-foot dedication and a 5-foot widening and improvement from the intersection with Winnetka Avenue west along the project frontage on the south side of Victory Boulevard is necessary to bring the roadway up to the standard required by the General Plan.

A2-26

The north side of Victory Boulevard west of Winnetka Avenue, along the project frontage, currently consists of a 40-foot half-roadway on a 50-foot half-right-of-way. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Major Highway Class II with dual left-turn lanes is a 45-foot half-roadway and a 12-foot sidewalk on a 57-foot half-right-of-way. Therefore, a 7-foot dedication and a 5-foot widening and improvement from the intersection with Winnetka Avenue west along the project frontage on the north side of Victory Boulevard is necessary to bring the roadway up to the standard required by the General Plan.

A2-27

The north side of Victory Boulevard east of Winnetka Avenue, along the project frontage, currently consists of a 40-foot half-roadway on a 50-foot half-right-of-way. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Major Highway Class II with dual left-turn lanes is a 45-foot half-roadway and a 12-foot sidewalk on a 57-foot half-right-of-way. Therefore, a 7-foot dedication and a 5-foot widening and improvement from the intersection with Winnetka Avenue east along the project frontage on the north side of Victory Boulevard is necessary to bring the roadway up to the standard required by the General Plan.

A2-28

De Soto Avenue

De Soto Avenue, south of Victory Boulevard, is a designated Major Highway Class I in the Streets and Highways Element of the City's General Plan. The eastside of De Soto Avenue, along the project frontage, currently consists of a 40-foot half-roadway on between a 47-foot and a 48-foot half-right-of-way. At the intersection with Victory Boulevard, also a Major Highway Class I, there is left-turn signal phasing controlling west and eastbound Victory Boulevard due to the high left-turn volumes to De Soto Avenue. Consequently, DOT has determined that dual left-turn lanes will be required in the future. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Major Highway Class I with dual left-turn lanes is a 56-foot half-roadway and a 12-foot sidewalk on a 68-foot half-right-of-way. Therefore, a 20-foot dedication and a 16-foot widening and improvement at the intersection with Victory Boulevard, south along the project frontage on the westside

A2-29

W. Andrew Dunn

- 11 -

September 19, 2002

of De Soto Avenue, is necessary to bring the roadway up to the standard required by the General Plan. A2-29 (cont'd)

Along the remaining project frontage, not including the aforementioned dedication and widening for dual left-turn lanes and the corresponding transitional flare section south of the intersection with Victory Boulevard, Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Major Highway Class I is a 51-foot half-roadway and a 12-foot sidewalk on a 63-foot half-right-of-way. Therefore, a 16-foot dedication and a 11-foot widening and improvement south of the transitional flare section south of the intersection with Victory Boulevard along the project frontage is necessary to bring the roadway up to the standard required by the General Plan. A2-30

Oxnard Street

Oxnard Street is a designated Collector Street in the Streets and Highways Element of the City's General Plan. The north side of Oxnard Street, along the project frontage west of Winnetka Avenue currently consists of a 31-foot half-roadway on a 42-foot half-right-of-way. Standard Plan S-470-0, effective November 10, 1999, dictates that the standard cross section for a Collector Street is a 22-foot half-roadway and a 10-foot sidewalk on a 32-foot half-right-of-way. Therefore, nothing is required on Oxnard Street. A2-31

The applicant should contact the Bureau of Engineering, Department of Public Works, to determine exact dedication and widening standards and to ensure compliance of these requirements of the municipal code. Furthermore, additional street improvements may be required, the applicant should contact the Bureau of Engineering, Department of Public Works, to determine any other requirements. A2-32

Any street improvements shall be constructed and completed before the issuance of any certificate of occupancy, to the satisfaction of DOT and the Bureau of Engineering. Prior to setting the bond amount, the Bureau of Engineering shall require that the developer's engineer or contractor contact DOT's B-Permit Coordinator, at (213) 580-5322, to arrange a pre-design meeting to finalize the design for the required transportation improvements. A2-33

G. Site Access and Internal Circulation

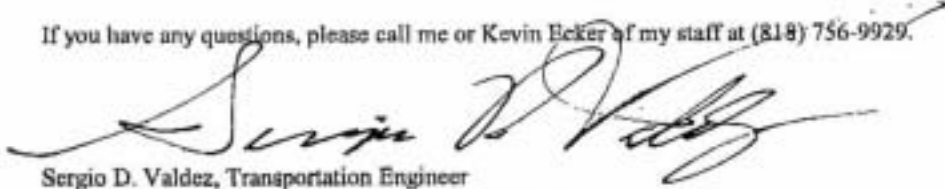
This determination does not include approval of the driveway, internal circulation and parking scheme for the proposed project. Final DOT approval shall be obtained prior to issuance of any building permits. This should be accomplished by submitting detailed site/driveway plans, at a scale of at least 1" = 40', to DOT's Valley Development Review Section at 19040 Vanowen Street, Reseda, CA 91335, as soon as possible but no later than prior to submittal of building plans for plan check by the Department of Building and Safety. A2-34

W. Andrew Dunn

- 12 -

September 19, 2002

If you have any questions, please call me or Kevin Becker of my staff at (818) 756-9929.



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RESPONSES TO THE 9/19/02 COMMENT LETTER FROM THE CITY OF LOS ANGELES DEPARTMENT OF TRANSPORTATION (COMMENT LETTER A2)

Response to Comment A2-1

LADOT has determined that the mitigation measures proposed in the Draft EIR for the intersections of Victory Boulevard/Topanga Canyon Boulevard and De Soto Avenue/U.S. 101 westbound ramps are not feasible, and that unavoidable significant impacts would therefore result at these locations. This determination was made for the Victory Boulevard/Topanga Canyon Boulevard intersection due to the inability to guarantee necessary right-of-way acquisition. The proposed mitigation at the De Soto Avenue/U.S. 101 westbound ramps intersection was determined to be infeasible because of potential conflicts between turning movements from the proposed dual right-turn lanes and pedestrians in the pedestrian crosswalk that crosses the on-ramp. The Draft EIR previously noted that, if mitigation measures at particular intersections were determined to be infeasible by responsible agency(ies), the project impact identified in the Draft EIR at any such intersection would remain significant and unavoidable.

Response to Comment A2-2

The mitigation phasing program proposed in the Draft EIR traffic study was intentionally designed to recognize that the rate of student growth and the timing of construction of the various public/private partnership projects may vary throughout the life of the Pierce College Facilities Master Plan and would not be linear. Although the proposed phasing program is therefore more complex than a simple assignment of years, it was intended to better fit the implementation of mitigation measures to when they are actually needed. In this manner, for example, if the rate of student growth is constrained over the next few years due to state funding limitations (as is currently expected), then funds would not unnecessarily have been spent implementing mitigation measures before they would have been required.

Response to Comment A2-3

This comment reaffirms the mitigation measures suggested in the Draft EIR for the Mason Avenue/Saticoy Street, Mason Avenue/Vanowen Street, and Winnetka Avenue/Vanowen Street intersections.

The comments regarding current ATSAC/ATCS cost per intersection, the choices for guarantee of payment, and the need for funding guarantee prior to the start of construction of the Canoga Park ATSAC/ATCS system are noted. Pierce College may elect to guarantee the ATSAC/ATCS improvements through either a cash payment or an irrevocable letter of credit payable to LADOT.

However, the comment states that ATSAC/ATCS payment shall be guaranteed prior to the issuance of any building permit. For clarification, the Draft EIR sets forth a mitigation phasing program that ties the project traffic mitigation measures to the level of growth on campus that triggers the impact and need for mitigation, with the growth stated in terms of student FTE (not construction of individual academic buildings) plus public/private partnership projects. Therefore, the ATSAC/ATCS payment will be guaranteed prior to the issuance of building permits¹ for the project growth level that is determined through the mitigation phasing program to trigger the impact (not prior to any building permit), or the start date of construction of the system, whichever comes first.

Response to Comment A2-4

This comment reaffirms the mitigation measures suggested in the Draft EIR for the Corbin Avenue/Victory Boulevard, Tampa Avenue/Victory Boulevard, and Winnetka Avenue/Oxnard Street intersections. In addition, although not stated in the LADOT comment letter, LADOT determined that the mitigation measure proposed in the Draft EIR for the Mason Avenue/Victory Boulevard intersection was unacceptable, and determined instead that a combination of contribution towards ATCS upgrade at this location plus widening the Pierce College Mason driveway to provide an exclusive right-turn lane on the northbound approach would mitigate the project impact (hence LADOT's inclusion of Mason Avenue/Victory Boulevard for ATSC funding in the comment).²

The comments regarding current ATCS upgrade cost per intersection, the method for guarantee of payment, and the need for funding guarantee prior to completion of the Victory/Ventura Corridor ATCS upgrade are noted.

However, the comment states that ATCS payment shall be guaranteed prior to the issuance of any building permit. For clarification, the Draft EIR sets forth a mitigation phasing program that ties the project traffic mitigation measures to the level of growth on campus that triggers the impact and need for mitigation, with the growth stated in terms of student FTE (not construction of individual academic buildings) plus public/private partnership projects. Therefore, the ATSAC/ATCS payment will be guaranteed prior to the issuance of building permits¹ for the project growth level that is determined through the mitigation phasing program to trigger the impact (not prior to any building permit), or the date of completion of the upgrade, whichever comes first.

¹ Pursuant to state law, buildings at Pierce College will generally be subject to review and approval by the Division of the State Architect (DSA) rather than the City of Los Angeles building permit process. For the purposes of this Final EIR, the term "issuance of building permit" shall mean issuance of a building permit by the City or DSA approval of final plans for construction, whichever is applicable.

² Supplemental analysis conducted by the EIR consultant after consultation with LADOT confirmed that the substitute mitigation measure suggested by LADOT would mitigate the project impact. With the substitute mitigation measure, the projected future plus project volume/capacity ratios and level of service would be 0.939/E and 0.801/D during the AM and PM peak hours, respectively, sufficient to mitigate the impact (see corrections and revisions to the Draft EIR).

Response to Comment A2-5

This comment restates the conclusion of the Draft EIR that project impacts at the Mason Avenue/Sherman Way intersection would be mitigated through implementation of TDM measures. If the mitigation monitoring program determines that goals of the TDM program are not being met, additional measures to reduce project trips will be sought (see the response to Comment A2-18).

Response to Comment A2-6

This comment restates the conclusion of the Draft EIR that project impacts at the Winnetka Avenue/Sherman Way intersection would be mitigated through implementation of TDM measures. If the mitigation monitoring program determines that goals of the TDM program are not being met, additional measures to reduce project trips will be sought (see the response to comment A2-18).

Response to Comment A2-7

Although not stated in the LADOT comment letter, LADOT determined that the mitigation measure proposed in the Draft EIR for the Canoga Avenue/Victory Boulevard intersection would conflict with a mitigation measure for the Westfield Shoppingtown Topanga center expansion project. LADOT also determined that the Westfield project mitigation measure (widening Victory Boulevard to provide an additional eastbound through lane) would mitigate the combined impacts of the Westfield project and the Pierce College project at the subject intersection.³

Thus, LADOT's comment letter proposes that Pierce College negotiate the terms of a fair share cost reimbursement and improvement guarantee with Westfield. The comments regarding details of the improvement, and the timing of widening and improvement guarantees and completion are noted.

³ Supplemental analysis conducted by the EIR consultant after consultation with LADOT confirmed that the substitute mitigation measure suggested by LADOT would mitigate the project impact. With the substitute mitigation measure, the projected future plus project volume/capacity ratios and level of service would be 0.908/E and 1.299/F during the AM and PM peak hours, respectively, sufficient to mitigate the impact (see corrections and revisions to the Draft EIR).

Response to Comment A2-8

This comment reaffirms the mitigation measure suggested in the Draft EIR for the De Soto Avenue/Victory Boulevard intersection (provision of exclusive right-turn lanes on both the northbound and southbound De Soto Avenue approaches). However, the comment also mentions widening and improving the Pierce College frontage on De Soto Avenue and Victory Boulevard to Major Highway Class I standards. Improving De Soto Avenue and Victory Boulevard to Major Highway Class I standards is not needed to implement the mitigation measure proposed in the Draft EIR and thus is not needed to mitigate project impacts. Rather, a lesser level of dedication and widening (estimated at approximately 7 feet) would be required along the east side of De Soto Avenue south of Victory Boulevard to accommodate the proposed northbound right-turn lane and mitigate project impacts.

The comment also states that completion of dedication and guarantee of widening and improvement shall be guaranteed before the issuance of any building permit. For clarification, the Draft EIR sets forth a mitigation phasing program that ties the project traffic mitigation measures to the level of growth on campus that triggers the impact and need for mitigation, with the growth stated in terms of student FTE (not construction of individual academic buildings) plus public/private partnership projects (see the response to Comment A2-2). The improvement needed to mitigate the project impact (not the full dedication and widening called for in the comment) will be guaranteed prior to the issuance of building permits⁴ for the project growth level that is determined through the mitigation phasing program to trigger the impact (not prior to any building permit).

Response to Comment A2-9

This comment reaffirms the mitigation measure suggested in the Draft EIR for the Winnetka Avenue/Victory Boulevard intersection (provision of dual left-turn lanes on both the eastbound and westbound Victory Boulevard approaches).

The comment mentions dedication and widening to accommodate the improvement along the entire Pierce College frontage on the southwest, northwest, and northeast corners of the intersection. Note that the dedication and widening would be provided for the length of the dual left-turn lanes, plus a transitional flare section back to match the existing Victory Boulevard further to the west and east of the intersection (not for the entire Pierce College frontage). Also, as an alternative to dedicating and widening equally on both the north and south sides of Victory Boulevard, Pierce College may choose to provide the entire widening and dedication on the north side of Victory Boulevard, along Pierce College frontage (see the responses to comments A2-26, A2-27, and A2-28).

⁴ Pursuant to state law, buildings at Pierce College will generally be subject to review and approval by the Division of the State Architect rather than the City of Los Angeles building permit process. For the purposes of this Final EIR, the term “issuance of building permit” shall mean issuance of a building permit by the City or DSA approval of final plans for construction, whichever is applicable.

The comment states that completion of dedication and guarantee of widening and improvement shall be guaranteed before the issuance of any building permit. For clarification, the Draft EIR sets forth a mitigation phasing program that ties the project traffic mitigation measures to the level of growth on campus that triggers the impact and need for mitigation, with the growth stated in terms of student FTE (not construction of individual academic buildings) plus public/private partnership projects (see the response to Comment A2-2). The dedication will be completed and improvement guaranteed prior to the issuance of building permits⁵ for the project growth level that is determined through the mitigation phasing program to trigger the impact (not prior to any building permit).

Response to Comment A2-10

The analysis in the Draft EIR determined that widening the El Rancho Drive westbound approach (on the Pierce College campus) to provide one exclusive left-turn lane and one exclusive right-turn lane would mitigate the project impact at De Soto Avenue/El Rancho Drive without need for further improvement. The comment is instead suggesting dedication and widening of De Soto Avenue to provide an exclusive right-turn lane on northbound De Soto Avenue, and does not mention the Draft EIR suggestion to widen the El Rancho Drive westbound approach. The comment also mentions widening and improving the Pierce College frontage on De Soto Avenue to Major Highway Class I standards.

Implementation of the improvement suggested in the comment is not fully under the control of Pierce College, as a portion of the dedication and widening necessary to implement the northbound right-turn lane would affect land owned by the adjacent property owner to the south. Furthermore, neither the northbound right-turn lane nor improving De Soto Avenue to Major Highway Class I standards is needed to mitigate the project impact at this location. Implementation of the mitigation measure proposed in the Draft EIR is sufficient to mitigate the project impact.

Response to Comment A2-11

This comment reaffirms the Draft EIR mitigation measure to provide a second left-turn lane on the northbound Winnetka Avenue approach to the Winnetka Avenue/Calvert Street/Brahma Drive intersection. However, the comment states that this should be accomplished by providing an 18-foot wide curb lane and removing the existing T.A.N.S.A.T. restrictions on southbound Winnetka Avenue south of Calvert Street to Oxnard Street, dedicating, widening and improving the Pierce College frontage on Winnetka Avenue to Major Highway Class II standards (40-foot half-roadway in 52-foot half-right-of-way), and widening and improving 15 feet on the east side of Winnetka Avenue south of Calvert Street to Oxnard Street.

⁵ Ibid.

Currently, there is a 15-foot curb lane on the west side of Winnetka Avenue, with a 39-foot half-roadway in a 50-foot half-right-of-way. The existing pavement width varies in this section from 79 feet just south of Calvert Street to 66 feet further south, within a right-of-way width of 100 to 102 feet. The proposed project mitigation measure could be implemented within the existing right-of-way by widening the east side by about 4 to 6 feet from 66 feet to 70 to 72 feet (providing lane widths as follows: 15-foot curb/through; 11-foot through; 10-foot left turn; 10-foot left turn; 11-foot through; 13- to 15-foot curb/through). Full widening to Major Highway Class II standards is not needed to implement the proposed mitigation measure and thus is not needed to mitigate project traffic impacts. Also, since the Draft EIR does not identify a significant project parking impact, removal of the existing T.A.N.S.A.T. restrictions along southbound Winnetka Avenue south of Calvert Street is not needed to address any identified parking impact.

The comment states that completion of dedication and guarantee of widening and improvement shall be guaranteed before the issuance of any building permit. For clarification, the Draft EIR sets forth a mitigation phasing program that ties the project traffic mitigation measures to the level of growth on campus that triggers the impact and need for mitigation, with the growth stated in terms of student FTE (not construction of individual academic buildings) plus public/private partnership projects (see the response to Comment A2-2). The improvement needed to mitigate the project impact (not the full dedication and widening called for in the comment) will be guaranteed prior to the issuance of building permits⁶ for the project growth level that is determined through the mitigation phasing program to trigger the impact (not prior to any building permit).

Finally, the Draft EIR also suggested modifying the traffic signal to provide a right-turn arrow permitting eastbound right-turn movements during the northbound left-turn phase. This improvement is not mentioned in the LADOT letter. Nonetheless, it would improve efficiency of traffic flows at the intersection, and will be pursued with LADOT during design of the roadway improvements.

Response to Comment A2-12

This comment restates the conclusion of the Draft EIR that project impacts at the De Soto Avenue/US 101 eastbound ramps intersection would be mitigated through implementation of TDM measures. If the mitigation monitoring program determines that goals of the TDM program are not being met, additional measures to reduce project trips will be sought (see the response to Comment A2-18).

Response to Comment A2-13

This comment restates the conclusion of the Draft EIR that project impacts at the De Soto Avenue/U.S. 101 eastbound ramps intersection would be mitigated through implementation of

⁶ Ibid.

TDM measures. If the mitigation monitoring program determines that goals of the TDM program are not being met, additional measures to reduce project trips will be sought (see the response to Comment A2-18).

Response to Comment A2-14

This comment reaffirms the mitigation measure suggested in the Draft EIR for the Winnetka Avenue/US 101 eastbound ramps intersection.

However, the comment states that completion of dedication and guarantee of widening and improvement shall be guaranteed before the issuance of any building permit. For clarification, the Draft EIR sets forth a mitigation phasing program that ties the project traffic mitigation measures to the level of growth on campus that triggers the impact and need for mitigation, with the growth stated in terms of student FTE (not construction of individual academic buildings) plus public/private partnership projects (see the response to Comment A2-2). The dedication will be completed and improvement guaranteed prior to the issuance of building permits⁷ for the project growth level that is determined through the mitigation phasing program to trigger the impact (not prior to any building permit).

Response to Comment A2-15

This comment states the standard City of Los Angeles process for guarantee and construction of street improvements, and is noted. To the extent applicable, Pierce College will follow this process when implementing physical mitigation measures on City streets. (Pursuant to state law, buildings at Pierce College will generally be subject to review and approval by the Division of the State Architect rather than the City of Los Angeles building permit process. For the purposes of this Final EIR, the term “issuance of building permit” shall mean issuance of a building permit by the City or DSA approval of final plans for construction, whichever is applicable. The term “issuance of final certificate of occupancy” shall mean issuance of a final certificate of occupancy by the City or filing of a “notice of completion” with the District’s Board of Trustees, whichever is applicable.)

Response to Comment A2-16

The comment slightly misstates the current and future average vehicle ridership (AVR) on the Pierce College campus. Based on available data from the Pierce College 2001 employee AVR survey, the Draft EIR determined that the current faculty and staff AVR is 1.16, and that increasing this to 1.25 would translate to a 7 percent reduction in vehicular trip generation related to faculty and staff. The precise student AVR is not currently known, but the Draft EIR includes

⁷ Ibid.

the reasonable assumption that a similar 7 percent reduction in vehicular trip generation related to students could also be achieved.

The goal of the TDM program is to achieve a 7 percent overall reduction in total vehicular trip generation from what it would otherwise have been without AVR improvement, not necessarily to achieve a 1.25 AVR for the entire campus (since a 7 percent reduction for students may translate to a different AVR depending on the current student AVR value). Therefore, at the outset of the mitigation monitoring program, a survey will be conducted of Pierce College students to establish the current student AVR for baseline purposes.

Response to Comment A2-17

Some elements of the project may not be subject to the Citywide TDM Ordinance, pursuant to Government Code Section 53094. Notwithstanding, Pierce College will implement TDM measures as part of the mitigation program for the Master Plan, and progress in achieving TDM goals would be monitored as part of the mitigation monitoring program (see the response to Comment A2-18).

Response to Comment A2-18

It is the intention of Pierce College to conduct monitoring of its progress towards achieving the TDM goals established in the Draft EIR. As mentioned in the response to Comment A2-16, an initial AVR survey will be conducted of students in order to establish the current student AVR for baseline purposes. As part of the monitoring process, semi-annual surveys will be conducted of faculty/staff and students to assess then-current average vehicle ridership, by segment of the campus population and for the campus as a whole.

Two years after start of construction, Pierce College will submit the first report on the mitigation monitoring program. Subsequent reports will be prepared every 2 years until year 2010. Each report will describe the faculty/staff and student AVR based on new surveying. The reports will also analyze the progress of the project in reaching the AVR goals of the campus, proportional to the buildout of the Master Plan at the time of the report. If the goals are not being met, proportional to the buildout of the plan, then identification and implementation of additional TDM measures may be required.

The monitoring process described above is similar to that required by the City of Los Angeles in the Citywide TDM Ordinance No. 168,700 and in various specific plans, including the Warner Center Specific Plan area immediately to the west of the Pierce College campus, and would be sufficient to monitor progress towards achieving the campus TDM goals.

The College does not propose to conduct new traffic counts at project driveways and on neighborhood streets for reporting in the mitigation monitoring program reports. Such data is not necessary to monitor AVR progress. Traffic volumes on neighborhood streets, in particular,

may increase for reasons totally unrelated to activity on the Pierce College campus. Using driveway volumes to monitor progress on an ongoing basis would be complex and inexact.

Response to Comment A2-19

Although the existing half-roadway on the west side of Winnetka Avenue between Victory Boulevard and Calvert Street may be 35 feet, the full roadway width in this section is 80 feet, which meets the Major Highway Class II requirement for roadway width. Dual left-turn lanes have been suggested as project mitigation on Victory Boulevard at Winnetka Avenue, but not on Winnetka Avenue at Victory Boulevard. Therefore, dedication and improvement of this section of Winnetka Avenue to Major Highway Class II standards (with dual left-turn standard in the vicinity of Victory Boulevard) is not needed to mitigate project impacts.

Response to Comment A2-20

The proposed project mitigation measure at the Winnetka Avenue/Calvert Street intersection can be implemented without dedication of additional right-of-way or widening along the Pierce College frontage (see response to comment A2-11). Dedication and improvement of Winnetka Avenue to Major Highway Class II standards is not needed to mitigate project impacts.

Response to Comment A2-21

Please see response to Comment A2-20.

Response to Comment A2-22

Although the existing half-roadway on the west side of Winnetka Avenue between Victory Boulevard and the railroad right-of-way may be 35 feet, the full roadway width in this section is 80 feet, which meets the Major Highway Class II requirement for roadway width. Dual left-turn lanes have been suggested as project mitigation on Victory Boulevard at Winnetka Avenue, but not on Winnetka Avenue at Victory Boulevard. Therefore, dedication and improvement of this section of Winnetka Avenue to Major Highway Class II standards (with dual left-turn lanes in the vicinity of Victory Boulevard) is not needed to mitigate project impacts.

Response to Comment A2-23

Please see the response to Comment A2-22.

Response to Comment A2-24

The proposed project mitigation measure at the De Soto Avenue/Victory Boulevard intersection can be implemented without dedication of additional right-of-way or widening along the Pierce College frontage along Victory Boulevard (see the response to Comment A2-8). Dedication and improvement of Victory Avenue to Major Highway Class I standards (with dual left-turn lanes) in the vicinity of De Soto Avenue with a transitional flare section east of De Soto Avenue is not needed to mitigate project impacts.

Furthermore, a 20-foot dedication and 16-foot widening as suggested in the comment to provide a transitional flare section since Victory Boulevard is classified as a Major Highway Class I to the west of De Soto Avenue (not east of De Soto Avenue adjacent to the campus) would seem to be an onerous requirement without remuneration. This would also severely affect the College's proposed development of a produce stand and agricultural education center at the southeast corner of the De Soto Avenue/Victory Boulevard intersection.

Response to Comment A2-25

Dedication of right-of-way to bring Victory Boulevard to Major Highway Class II standards in this section is not needed to mitigate project impacts.

Response to Comments A2-26, A2-27, and A2-28

As discussed in the Draft EIR and in the response to comment A2-9, provision of dual left-turn lanes on both the eastbound and westbound Victory Boulevard approaches is proposed as mitigation for project impacts at the Winnetka Avenue/Victory Boulevard intersection. Consistent with Major Highway Class II standards with left-turn lanes, implementation of this mitigation measure will require widening of Victory Boulevard, and LADOT has determined that this would require widening by 5 feet (from the existing 40-foot half-roadway to 45 feet) and right-of-way dedication of 7 feet (from the existing 50-foot half-right-of-way to 57 feet) on both the south and north sides of Victory Boulevard west of Winnetka Avenue, and on the north side of Victory Boulevard east of Winnetka Avenue, along Pierce College frontage. This dedication and widening would be provided for the length of the dual left-turn lanes, plus a transitional flare section back to match the existing Victory Boulevard further to the west and east of the intersection.

As an alternative to dedicating and widening equally on both the north and south sides of Victory Boulevard, Pierce College may choose to provide the entire widening (10 feet) and dedication (14 feet) on the north side of Victory Boulevard, along Pierce College frontage. This dedication and widening would be provided for the length of the dual left-turn lanes, plus a transitional flare section back to match the existing Victory Boulevard further to the west and east of the intersection.

Response to Comment A2-29

As discussed in the response to comment A2-8, the mitigation measure proposed in the Draft EIR for the De Soto Avenue/Victory Boulevard intersection (provision of exclusive right-turn lanes on both the northbound and southbound De Soto Avenue approaches) can be implemented without dedication and widening of De Soto Avenue to Major Highway Class I (with dual left-turn lanes) standard along the Pierce College frontage. Rather, a lesser level of dedication and widening (estimated at approximately 7 feet) may be required along the east side of De Soto Avenue south of Victory Boulevard to accommodate the proposed northbound right-turn lane. Dedication and improving De Soto Avenue to Major Highway Class I (with dual left-turn lanes) standard is not needed to mitigate project impacts.

Furthermore, a 20-foot dedication and 16-foot widening as suggested in the comment would seem to be an onerous requirement without remuneration. This would also severely impact the College's proposed development of a produce stand and agricultural education center at the southeast corner of the De Soto Avenue/Victory Boulevard intersection.

Response to Comment A2-30

The project mitigation measure proposed in the Draft EIR at the De Soto Avenue/El Rancho Drive intersection can be implemented without dedication of additional right-of-way or widening along the Pierce College frontage (see response to comment A2-10). Dedication and improvement of De Soto Avenue to Major Highway Class I standards is not needed to mitigate project impacts.

Response to Comment A2-31

The comment that no transportation improvements are required on Oxnard Street is noted by the District.

Response to Comments A2-32 and A2-33

These comments, which, provide guidance regarding the standard City of Los Angeles process for provision of street dedications and construction of improvements, are noted for the record. To the extent applicable, Pierce College will follow this process when implementing physical mitigation measures on City streets. (Pursuant to state law, buildings at Pierce College will generally be subject to review and approval by the Division of the State Architect rather than the City of Los Angeles building permit process. For the purposes of this Final EIR, the term "issuance of building permit" shall mean issuance of a building permit by the City or DSA approval of final plans for construction, whichever is applicable. The term "issuance of final certificate of occupancy" shall mean issuance of a final certificate of occupancy by the City or filing of a "notice of completion" with the District's Board of Trustees, whichever is applicable.)

Response to Comment A2-34

Comment noted.



JAMES A. NOYES, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

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ALHAMBRA, CALIFORNIA 91802-0460

Comment Letter A3

September 11, 2002

IN REPLY PLEASE REFER TO FILE WM-4

Mr. W. Andrew Dunn, Director
Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Boulevard
Los Angeles, CA 90017

Dear Mr. Dunn:

**RESPONSE TO A DRAFT ENVIRONMENTAL IMPACT REPORT
LOS ANGELES PIERCE COLLEGE FACILITIES MASTER PLAN
CITY OF LOS ANGELES**

Thank you for the opportunity to provide comments on the subject project, which involves the construction of new facilities and renovation and modernization of existing facilities. The college campus is bounded by Victory Boulevard to the north, Winnetka Avenue to the east, Oxnard Street to the south, and De Soto Avenue to the west. We have reviewed the submittal and offer the following comments:

Environmental Programs

We have reviewed the subject document and have no comments.

If you have any questions, please contact Mr. Wilson Fong at (626) 458-3581.

Land Development (Transportation Planning)

We have reviewed the subject document and have no comments.

If you have any questions, please contact Mr. Hubert Seto at (626) 458-4349.

Traffic and Lighting

The proposed project will not have a significant impact on County roadways or intersections. No further information is required.

Mr. W. Andrew Dunn
September 11, 2002
Page 2

If you have any questions, please contact Ms. Anna Marie Gilmore of our Traffic Studies Section at (626) 300-4741.

Watershed Management

The proposed project should include investigation of watershed management opportunities to maximize capture of local rainfall on the project site, eliminate incremental increases in flows to the storm drain system, and provide filtering of flows to capture contaminants originating from the project site.

A3-1

Watershed Management (Los Angeles River and Malibu Watersheds)

The Draft Environmental Impact Report proposes mitigation for the increased runoff with the use of impervious surfaces and other Best Management Practices that would collect and treat the additional runoff. We have no objection to the project, but would like to ensure that the project will contain all additional runoff on site and will not impact the existing storm drain capacity.

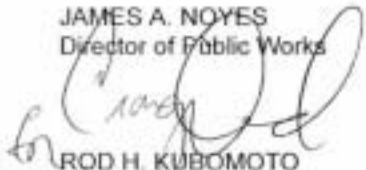
A3-2

If you have any questions, please contact Ms. Maria Lopez at (626) 458-4342.

If you have any questions regarding the above comments or the environmental review process of Public Works, please contact Ms. Massie Munroe at the above address or at (626) 458-4359.

Very truly yours,

JAMES A. NOYES
Director of Public Works



for ROD H. KUBOMOTO
Assistant Deputy Director
Watershed Management Division

MM:kk
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RESPONSES TO THE 9/11/02 COMMENT LETTER FROM THE COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS (COMMENT LETTER A3)

Response to Comment-A3-1

Each project within the Master Plan will investigate the watershed management opportunities as part of the design criteria. The largest parking lot on campus is under construction, and has a designed pond on the playfields for reduction of stormwater flows to the drainage system. Other projects may include similar detention basins or water quality ponds. In addition new parking lots will include filters or sediment traps to capture contaminants in water runoff.

Response to Comment A3-2

Please see the comment above. Proposed projects will be designed to contain all additional runoff on site that results from increases in impervious surfaces on campus.

Comment Letter A4



MARCO MURMAN
Executive Officer

RESOURCE CONSERVATION DISTRICT
OF THE
SANTA MONICA MOUNTAINS

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September 10, 2002

Mr. W. Andrew Dunn
Director of Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Blvd.
Los Angeles, CA 90017

RE: Pierce College Facilities Master Plan, Draft EIR

Dear Mr. Dunn:

Thank you for the opportunity to comment on the Draft Environmental Impact Report for the Los Angeles Pierce College Facilities Master Plan. The Resource Conservation District of the Santa Monica Mountains is a special district organized under Division 9 of the California State Public Resources Code. We are a non-regulatory agency whose services to landowners and residents include conservation education, research and restoration, as well as providing technical advice and assistance through the Natural Resources Conservation Service of the U.S. Department of Agriculture. In 1989, the Los Angeles County Board of Supervisors, acting under state legislative authority, incorporated the lands of Pierce College within our District's boundaries. The approximately 240 acres of agricultural and open space land currently remaining on the Pierce College campus is considered by the District to be a vital and unique natural resource and educational asset for the Los Angeles region.

Our comments on the Pierce College Facilities Master Plan will follow the chapter outline of the DEIR.

S-4 PROJECT OBJECTIVES

We are extremely pleased that one of the Master Plan objectives is to enhance land resources and re-establish Pierce College as a center for urban agriculture. The Resource Conservation District also supports the nation-wide movement for use of organic and sustainable agricultural practices. Because the college holds the last vestige of agricultural land in the Los Angeles region, stewardship of this land is of critical regional importance to students and the general public.

A4-1

RECOMMENDATION: The RCD strongly supports Pierce College's objective to enhance land resources and re-establish Pierce College as a center for urban agriculture education. The RCD strongly recommends that the college include in the DEIR the utilization of organic and sustainable best management practices as the basis for all of its agricultural programs.

S-5 PROJECT LOCATION AND SETTING

It is our understanding that approximately 240 acres of land, not 200 as stated in the DEIR, are devoted to an agricultural teaching laboratory commonly referred to as the Pierce College Farm. It appears that the DEIR is separating the 40-acre horticulture area, which includes the plant nursery, lath house, greenhouse, orchards, arboretum, Certified Landscape Technician Test Site, and Braille Trail located at the southeast corner of the campus, from the 200-acre livestock, pasture, crop production, equine, veterinary, and nature canyon areas located at the western edge of the campus. The California Department of Food and Agriculture includes horticulture in its annual agriculture statistics report.

A4-2

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Mr. W. Andrew Dunn, Director of Facilities Planning and Development, Los Angeles Community College District
 DEIR Comments - Resource Conservation District of the Santa Monica Mountains
 September 10, 2002

Page 2 of 8

Additionally, we are concerned that this section of the DEIR refers to the agricultural land only as being "less intensely used in recent years" giving the impression that the agriculture teaching laboratory is no longer as important as it used to be. The RCD is aware that the agriculture program has suffered from severe budget cuts over the past 10-15 years and is in need of restoration. However, preserving opportunities for agriculture education, both academic and hands-on, in this highly urbanized region is more important than ever, particularly considering that California is still the largest and most successful agricultural state in the nation, offering over 200 careers in agriculture and agriculture-related fields and providing approximately 1 out of every 10 jobs in the state.

A4-3

RECOMMENDATION: The RCD recommends that the horticulture area be included as an integral part of the agricultural lands and programs and not referred to as a non-agricultural area. The RCD recommends that the phrase "which has been less intensely used in recent years" be eliminated from the description of the agricultural teaching laboratory.

A4-4

A4-5

2-1 PROJECT OBJECTIVES

See comments under S-4

2-2 PROJECT LOCATION AND SETTING

See comments under S-5

2-3 PROJECT DESCRIPTION

The DEIR states that the "agricultural integrity" of the college would be maintained. However, looking at Figure 2-1, we are concerned that the agricultural integrity of the college is being severely compromised.

1. We are concerned that the proposed Sciences Partnership Building (#28), Child Development Center (#3), Exhibition/Events Center (95,000 square feet covered arena) (#10, shown as red square), portions of the Equestrian Center (#10, shown as yellow area), and portions of various accompanying parking lots are taking land away from prime agricultural land known as the "Victory Fields" located along Victory Blvd. between DeSoto Avenue and the Mason Avenue entrance to the college. (We are aware that the eastern 1/4 of the Victory Fields was covered with fill dirt from street construction activities surrounding Pierce College. The fill dirt in that area could be removed to restore the prime agricultural land underneath, which would help fulfill the college's objective of enhancing land resources.)

A4-6

2. We are concerned that parking along El Rancho Drive for the proposed Equestrian Center, Exhibition/Events Center and Sciences Partnership Building also eliminates the existing, renovated Agriculture Sciences building, which houses classrooms, veterinary labs and a new cat/rabbit/rodent laboratory, and eliminates the dog kennel area used by the Pre-Vet and Registered Veterinary Technician programs, several livestock holding areas, and farm equipment storage areas.

A4-7

3. We are concerned that if the existing Gardener Maintenance and Operations Facility is re-located to the horticulture area, the large size of this facility would displace horticultural land and facilities used by students and the general public.

A4-8

4. We are concerned that if the existing Central Maintenance and Operations Facility is re-located up hill from its present location to a section of agricultural land, that the large size of this facility would displace land that is currently being used for grazing cattle and could be utilized by the proposed Animal Sciences Facility Renovation.

A4-9

RECOMMENDATION: In order to maintain the agricultural integrity of the college, and to preserve the unique natural resource values and educational opportunities that the agricultural lands provide, the RCD recommends that the DEIR include the alternative of downsizing the proposed Equestrian Center and Exhibition/Events Center areas, moving the proposed Sciences Partnership Building and parking to the campus core area or omitting it entirely.

A4-10

Mr. W. Andrew Dunn, Director of Facilities Planning and Development, Los Angeles Community College District
 DEIR Comments - Resource Conservation District of the Santa Monica Mountains
 September 10, 2002

Page 3 of 8

moving the proposed Child Development Center to the campus core area, and leaving the Gardener and Central Maintenance and Operations Facilities in their present location.

↑ A4-10
 (cont'd)

2-3.2. PARTNERSHIP PROJECTS

Agriculture Partnerships:

The DEIR states that the college's role in promoting urban agriculture is through academic and outreach programs. Field experience for students is not mentioned. Urban agriculture, by its definition, is the growing of crops and raising of livestock in an urban area. The Agriculture Partnerships as proposed by the college offer access to the general public, but do not have any student curriculum or student field experience components. The revenues generated by the partnerships would be kept by the partnerships, with no income to support the college's agriculture programs. In addition, there is no requirement for these partnerships to utilize organic or sustainable agricultural practices.

A4-11

RECOMMENDATION: The RCD recommends that Pierce College take full advantage of the educational opportunities possible on its agricultural land and include in its definition of agriculture partnerships the requirement for agricultural curriculum and hands-on field experience for Pierce College students and the requirement to utilize organic and sustainable agricultural practices. The RCD also recommends an alternative be added to the DEIR for the college to farm the land and operate the produce stand, thus offering the added educational opportunity of being student-run and the potential for all revenues generated to go directly to hiring student workers and financially supporting the agriculture programs.

Sciences Partnership Building:

As stated before in these comments, Pierce College holds the last vestige of agricultural land in the Los Angeles region. This commercial partnership building and its parking lot would displace agriculture land and facilities, whose educational values would have to be re-located into an ever smaller space on the remaining agricultural lands or eliminated entirely. The building and parking lot would also displace the Gardeners and Central Maintenance and Operations Facilities, which would then have to fit into ever smaller space within the campus core and on the remaining agricultural lands.

A4-12

RECOMMENDATION: Because of the unique natural resource and educational value of the agricultural land and facilities that would be displaced by the construction of this building and its accompanying parking lot, the RCD recommends that the DEIR include the alternative of moving the Sciences Partnership Building to the campus core or its elimination from the Master Plan.

Horticulture Partnerships:

The RCD supports improvements to the horticulture area. However, the proposals mentioned in the DEIR appear to limit educational possibilities and provide an unknown quantity of land for community events. For example, offering classes primarily to employees of a partnership firm would severely limit the availability of educational opportunities for students who were not working for the firm. In addition, there is no mention of restoring the orchards, renovating the plant nursery, developing horticulture therapy programs, nor preserving the Certified Landscape Technician Test Site which was built, utilized and supported for over ten years by the San Fernando Valley Chapter of the California Landscape Contractors Association. It appears that those kinds of programs would be eliminated in order to provide room for the partner's program and provide land for community events. Because the horticulture industry is the largest agriculture industry in the Los Angeles region, it does not appear that control and operation of the horticulture program by a single firm would be in the best interest of the industry or students. Nor is the agriculture integrity of the college maintained if, for example, the orchards, plant nursery, and CLT Test Site are eliminated.

A4-13

RECOMMENDATION: The RCD recommends that the DEIR include an alternative for the college to continue operating the horticulture area, renovate and expand the educational and revenue generating potential of the plant nursery and green house, renovate and register the college's arboretum, develop a horticulture therapy program to

Mr. W. Andrew Dunn, Director of Facilities Planning and Development, Los Angeles Community College District
 DEIR Comments - Resource Conservation District of the Santa Monica Mountains
 September 10, 2002

Page 4 of 8

train horticulture therapists and offer all-access classes, and continue the California Landscape Contractors Association's use and support of the CLT Test Site.

↑ A4-13
 (cont'd)

Viticulture Partnership:

The RCD supports the development of a college vineyard because of the importance of the grape growing and wine making industry in California and the vineyard's revenue generating potential.

A4-14

RECOMMENDATION: The RCD recommends that the college operate the viticulture program to ensure the greatest possible educational opportunities and revenue generating potential to support the agriculture programs.

Student Housing Partnership:

The RCD has no comment on the appropriateness of student housing on campus. However, we would be concerned if any agricultural or open space land (including the horticulture area) were to be considered as a possible site.

A4-15

RECOMMENDATION: The RCD recommends that no agricultural or open space land (including the horticulture area) be considered as a site for any proposed student housing.

Life-Long Learning Residences Partnership:

The RCD has no comment on the appropriateness of senior housing on campus. However, we are concerned about the proposal to utilize land on Chalk Hill as a possible site, since it would significantly impact the cross-country course, the viewshed from and toward Chalk Hill, and the agricultural character and educational resources of Landscape Unit E.

A4-16

RECOMMENDATION: The RCD recommends that neither Chalk Hill, nor any agricultural land (including the horticulture area) be considered as a site for any proposed senior housing.

2-3.3 SUSTAINABLE BUILDING PLAN

The RCD commends the Los Angeles Community College District for adopting a building plan based on the national Leadership in Energy and Environmental Design (LEEDS) sustainable building standards.

A4-17

3-2 VISUAL RESOURCES

3-2.1 ENVIRONMENTAL SETTING. a. Visual Quality and Character

This section of the DEIR gives an inadequate description of the existing agricultural lands and facilities contained within Landscape Unit C-Horticulture Area, Landscape Unit D-Agricultural Area, and Landscape Unit E-Undeveloped Rolling Hills. In addition, as we have stated in S-5 Project Location and Setting, it is our understanding that approximately 240 acres of land, not 200 as stated in the DEIR, are devoted to agricultural use or open space. It appears that the DEIR is again separating the 40 acre horticulture area in the southeast corner of the campus from the 200 acre agricultural and open space area on the western edge of the campus. Horticulture is a component of agriculture and needs to be identified as an agricultural use rather than a non-agricultural use.

A4-18

Landscape Unit C - Southeast Corner of Campus - Horticulture Area

When this area is first mentioned on page 3-3, it states simply "Horticulture Area." When it is mentioned next on page 3-9, it is referred to as "Undeveloped Horticulture Area." Adding the word "undeveloped" gives the impression that not much is happening in this area. In addition, missing from the description of this area are three large areas containing the orchard, the plant nursery, and the Certified Landscape Technician Test Site. The

↓ A4-19

Mr. W. Andrew Dunn, Director of Facilities Planning and Development, Los Angeles Community College District
DEIR Comments - Resource Conservation District of the Santa Monica Mountains
September 10, 2002

Page 5 of 8

topography in the horticulture area is relatively flat as the DEIR states, but the rise to the south and west is substantial and is the area that contains the orchard. The horticulture area is also commonly known as part of the "Pierce Farm."

↑ A4-19
(cont'd)

Landscape Unit D – Northwest Corner of Campus – Agricultural Area

The description of this agricultural area on page 3-11 as the "last vestige" of "open space" in the "immediate locale" is inaccurate and misleading. The use of the words "last vestige" began to be used by supporters of agricultural education and refer to agricultural land, not open space. The words "last vestige" refer to the Los Angeles region and not merely the immediate locale. The DEIR goes on to say that the land is referred to as a symbol of the "old" "San Fernando Valley." The DEIR's omission of the word agriculture and its relevance to the entire region downplays the significance of the land as a natural resource and educational asset that has widespread benefits for present and future generations within the Los Angeles region.

A4-20

On page 3-11, the Agricultural Sciences building is inaccurately referred to as being part of the current equestrian center. It is not. It does hold classes in Equine Science, but primarily holds classes for the Animal Science, Pre-Vet, and RVT programs, as well as including the veterinary surgical, x-ray, prep and cat/rabbit/rodent laboratories. The DEIR inaccurately describes this building as deteriorated due to deferred maintenance. The building has been substantially renovated: new roof, removal of asbestos, new heating and air conditioning, new restrooms, new exterior and interior paint, and new veterinary lab for cats, rabbits and rodents. The DEIR also does not mention that the area around the Agricultural Sciences building contains the dog kennels used by the Pre-Vet and RVT programs and several large livestock pens.

A4-21

On page 3-11, the Old Trapper's Lodge is referred to as though it is a part of the equestrian center. It is not. It stands alone in the agricultural area as a state historic site.

A4-22

Landscape Unit E – Southwest Corner of Campus – Undeveloped Rolling Hills

On page 3-12, the DEIR's use of the words "undeveloped rolling hills" to describe the southwest corner of campus is inaccurate. This area contains pastures well-used by sheep, cattle and goats. It contains well-defined animal units rather than "animal shelters" as stated by the DEIR. There is a large Sheep Unit with approximately 20-25 college sheep and 11 student project sheep. There is a large Swine Unit with farrowing barn that is now occupied by a student swine project and dozens of Boer goats. The hay "canopy" is actually an enormous open-air hay barn. The "quonset hut" mentioned in the DEIR as a small storage facility, is actually a very large quonset hut used for farm equipment repair and storage. Although these animal units, hay barn, and farm equipment repair and storage quonset hut are in need of repair and renovation, they are still functional and, along with the pasture land, have been a continuous and important part of the agricultural programs. The RCD believes that Landscape Unit E is more accurately described as an "Agricultural Area."

A4-23

Canyon de Lana is a 15 acre natural area located in the far southwest corner of Landscape Unit E. The DEIR states inaccurately that much of the vegetation in the canyon is exotic. The canyon was originally planted to represent native California plant ecosystems. Some exotic plants have encroached into the canyon, and several exotic pine trees were planted at the perimeter, but the majority of plants and trees are native.

A4-24

RECOMMENDATION: The RCD recommends that the DEIR review the descriptions offered by the RCD above for accuracy and include them in each of the Landscape Units. The RCD also recommends that Landscape Unit E be re-named throughout the DEIR as an "Agricultural Area" rather than "undeveloped rolling hills."

A4-25

3-2.1 ENVIRONMENTAL SETTING, b. Scenic Vistas and Views

Landscape Unit C - Southeast Corner of Campus - Horticulture Area

On page 3-16, the DEIR omits the arboretum, orchard and plant nursery as reasons why views from within Landscape Unit C are considered important. Although currently in need of renovation, the arboretum, orchard and plant nursery areas have long been extremely popular with the general public as places to visit.

A4-26

Mr. W. Andrew Dunn, Director of Facilities Planning and Development, Los Angeles Community College District
 DEIR Comments - Resource Conservation District of the Santa Monica Mountains
 September 10, 2002

Page 6 of 8

Landscape Unit D – Northwest Corner of Campus – Agricultural Area

On page 3-17, the DEIR omits the fact that views of the San Fernando Valley and open agricultural fields are also available to students and faculty from the hill located within Landscape Unit D, not just to neighbors south of the campus.

A4-27

Landscape Unit E – Southwest Corner of Campus – Undeveloped Rolling Hills

On page 3-18, the DEIR describes this area as “almost entirely undeveloped” which is inaccurate (see comments for Landscape Unit E, a Visual Quality and Character). In addition, panoramic views from Landscape Unit E are also available from the Sheep Unit, the road leading from the Swine Unit to the Sheep Unit, and from the cross-country trail above and to the east of the Swine Unit, not just from the pedestrian trails that border Canyon de Lana.

A4-28

RECOMMENDATION: The RCD recommends that the DEIR review the descriptions offered by the RCD above for accuracy and include them in the Landscape Units.

3-2.2 ENVIRONMENTAL IMPACTS, c. Visual Quality, Character, and Resources

Landscape Unit C - Southeast Corner of Campus - Horticulture Area

On pages 3-24/25, the DEIR states that the mall is proposed to be extended into the horticulture area, the Gardener's Maintenance and Operation Facility is proposed to be re-located to the horticulture area, and a new outdoor events area (amphitheater) is proposed to be constructed. All three of the proposed developments would utilize a large portion of the land. The orchard, plant nursery and CLT Test Site are again not mentioned. The three proposed developments, along with the omission of the orchard, plant nursery and CLT Test Site, would severely compromise the agricultural integrity of the horticulture area, in addition to severely impairing the visual quality, character, and educational resources of the area.

A4-29

Landscape Unit D – Northwest Corner of Campus – Agricultural Area

On page 3-25, the DEIR states that this area consists primarily of “open space.” The RCD believes it is more accurate to state that this area consists primarily of “agricultural land” since that has been and still is the primary use of the land. On pages 3-25/26, the DEIR lists many of the details of the proposed expanded Equestrian Education Center, Exhibition/Events Center (95,000 square foot covered arena), Sciences Partnership Building and Child Development Center, along with their accompanying parking lots. The RCD agrees with the DEIR that the building of these proposed projects would significantly impact the visual resources of this area. However, the RCD also believes that these proposed projects would severely compromise the agricultural integrity of the area and would significantly impact the character and educational resources of the area.

A4-30

Landscape Unit E – Southwest Corner of Campus – Undeveloped Rolling Hills

On pages 3-26/27, the DEIR lists the details of the proposed Central Maintenance and Operation Facility and Animal Science Facility (space for parking is not mentioned in either case) and states on page 3-27 that neither of these proposed facilities would have a significant visual impact on the campus or its setting. In the case of the proposed Central Maintenance and Operation Facility, the RCD believes that building a main office, two warehouses and a garage structure with accompanying parking space would utilize a significant amount of agricultural land and would have a significant impact on the visual quality, character, and educational resources of the area. The proposed Animal Sciences Facility, which includes the addition of the displaced animal science facilities from Landscape Unit D, and the construction of additional barns, classrooms, laboratories, open air arena, and parking space, would also utilize a significant amount of agricultural land and would have a significant impact on the visual quality and character of the area. The proposed loss of land for animal science facilities from Landscape Unit D puts enormous pressure on the remaining agricultural land in Landscape Unit E and significantly impacts the educational resources of that area.

A4-31

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------|
| <p>Mr. W. Andrew Dunn, Director of Facilities Planning and Development, Los Angeles Community College District DEIR Comments - Resource Conservation District of the Santa Monica Mountains September 10, 2002</p> | | Page 7 of 8 |
| RECOMMENDATION: The RCD recommends that the DEIR review the descriptions mentioned above for accuracy and include them in the Landscape Units. | | A4-32 |
| <u>3-2.2 ENVIRONMENTAL IMPACTS, d. Scenic Vistas and Views</u> | | |
| <p><u>Landscape Unit C - Southeast Corner of Campus - Undeveloped Horticulture Area.</u> On page 3-28, the DEIR again uses the inaccurate heading of "Undeveloped" Horticulture Area and does not mention the orchard, plant nursery or CLT Test Site.</p> | | A4-33 |
| <p><u>Landscape Unit D - Northwest Corner of Campus - Agricultural Area</u> On page 3-28, the DEIR states that 12-13 acres of "open space" are proposed to be developed with new structures and parking lots and would significantly affect views to and from this area. However, the DEIR neglects to mention the amount of other acreage that is proposed to be developed in that area, including the equestrian parking lot and the Sciences Partnership Building and parking lot, all of which would have a significant affect on the views to and from Landscape Unit D.</p> | | A4-34 |
| <p><u>Landscape Unit E - Southwest Corner of Campus - Undeveloped Rolling Hills</u> On page 3-29, the DEIR states that the proposed development would partially obstruct views of the area from the north. However, the extensive development proposed for the Animal Sciences Facility and the proposed re-location of the Central Maintenance and Operation Facility would certainly have a significant impact on the views of this area from within and from the north.</p> | | A4-35 |
| <u>3-3 AGRICULTURAL RESOURCES</u> | | |
| <u>3-3.1 ENVIRONMENTAL SETTING</u> | | |
| <p>While it may be true, as stated in the DEIR on page 3-31, that the growing of truck crops was discontinued in 1949 at Pierce College, the trend today in urban areas is for fresh vegetables and fruit for the home and for restaurants. Farmers markets have sprung up everywhere because of the demand for fresh produce. Customer demand for organic produce and the revenue generating potential of organic produce continue to grow. Crop production as an educational program and source of revenue generation was one of the major recommendations coming out of the Agriculture Symposiums held at Pierce College in February and March 2000.</p> | | A4-36 |
| RECOMMENDATION: The RCD recommends that the DEIR include a discussion of the current importance of crop production state-wide and the demand for fresh produce, particularly organic, in urban areas. The fact that much of the college's farmland is currently underutilized, as stated in the DEIR on page 3-31, is not an adequate justification to convert to uses other than crop production. | | |
| <u>3-3.2 ENVIRONMENTAL IMPACTS, a. Significance Criteria</u> | | |
| RECOMMENDATION: For purposes of analyses in this EIR, the RCD recommends that a third category be added to reflect the critical importance of preserving the last remaining agricultural land in a highly urbanized area, specifically the San Fernando Valley and Los Angeles region. | | A4-37 |

Mr. W. Andrew Dunn, Director of Facilities Planning and Development, Los Angeles Community College District
 DEIR Comments - Resource Conservation District of the Santa Monica Mountains
 September 10, 2002

Page 8 of 8

3-3.2 ENVIRONMENTAL IMPACTS, b. Impacts Discussion

RECOMMENDATION:

1. Given that the only remaining agricultural land in the Los Angeles region for crop and livestock production and education is located at Pierce College, the RCD recommends that the percentage of land proposed for development on the college's Prime and Unique Farmland be considered a significant impact on agricultural resources. A4-38

2. Given that the horticulture is also considered part of agriculture, the RCD recommends that the proposed developments (Gardener Maintenance and Operation Facility, Mall extension, and amphitheater) in the horticulture area be included in the percentage of agricultural land being converted to other uses. In addition, the RCD recommends that the omission of the orchard, plant nursery and CLT Test Site also be added to the equation of converted agricultural land. A4-39

3. The RCD recommends that the DEIR discuss the potential for conflict in an Open Space zone for the proposed 40 foot high Exhibition/Events Center and the proposed 2-3 story Sciences Partnership Building. A4-40

3-3.3 MITIGATION

RECOMMENDATION: The RCD recommends that the DEIR state that the proposed Pierce College Facilities Master Plan projects would result in a significant impact on agricultural resources and that mitigation measures be required. A4-41

3-3.4 UNAVOIDABLE SIGNIFICANT ADVERSE IMPACTS

RECOMMENDATION: The RCD believes that many of the proposed projects proposed to be constructed on the campus agricultural land (as noted in our comments above) are not consistent with the objective of enhancing land resources and re-establishing Pierce College as a center for urban agriculture, nor do they adequately meet the mission to educate the community in the agricultural sciences. Because these projects are avoidable or can be reconfigured, the RCD recommends that the DEIR consider the alternatives suggested by the RCD in our comments. A4-42

Thank you for the opportunity to comment on the Pierce College Facilities Master Plan DEIR

Sincerely,



Nancy L. Helsley
 President

Cc: Darroch Young, President, Pierce College
 Dr. Tom Oliver, Vice President Academic Affairs, Pierce College
 Tim Oliver, Vice President Administration, Pierce College
 Board of Trustees, Los Angeles Community College District
 Pierce College Agriculture Department
 Pierce College Council
 Dennis Zine, Councilmember, 3rd District, City of Los Angeles
 Zev Yaroslavsky, Supervisor, 3rd District, Los Angeles County
 Fran Pavley, Assemblymember, 41st District, State of California
 Sheila Kuehl, Senator, 23rd District, State of California
 Steve Jewett, District Conservationist, Natural Resources Conservation Service, USDA
 Rachel Mabie, Univ. of California, Cooperative Extension, County of Los Angeles

RESPONSES TO THE 9/10/02 LETTER FROM THE RESOURCE CONSERVATION DISTRICT OF THE SANTA MONICA MOUNTAINS (COMMENT LETTER A4)

Response to Comment A4-1

Pierce College is pleased to have the Resource Conservation District's (RCD's) strong support for the College's objective to enhance land resources and re-establish Pierce College as a center for urban agricultural education. Pierce has practiced organic and sustainable agriculture for years and will continue to do so. Federal guidelines for both "organic" & "sustainable" are currently being formulated and so a pledge to formally adhere to these definitions is premature until there is an understanding of how the official definitions and protocols will relate to Pierce teaching operations.

Response to Comment A4-2

According to the space analysis conducted for the Master Plan (see Section 5, page 2 of Volume 1 of the Los Angeles Pierce College Facilities Master Plan) the acres devoted to agricultural uses are as follows:

| <u>Functional Area – Existing Use</u> | <u>Acreage</u> |
|---------------------------------------|-------------------|
| Agriculture Laboratory - Farm | 76.7 acres |
| Agriculture Laboratory – Equestrian | 88.3 acres |
| Agriculture Laboratory – Horticulture | <u>37.2 acres</u> |
| Total | 202.2 acres |

Response to Comment A4-3

"Less intensively used in recent years" is not meant to imply less important. As RCD correctly states, the agriculture department has been under-funded for many years. Funding is the greatest challenge facing Community Colleges. Revitalizing the agriculture programs at Pierce is a high priority of the Master Plan.

Response to Comment A4-4

The Horticulture area has always been considered land associated with agriculture. Pierce College's Chairman of the Agriculture Department is a Professor of Horticulture.

Also, please see the response to Comment A4-2 above.

Response to Comment A4-5

The statement that the agricultural laboratory (also known as the Pierce Farm) “has been less intensively used in recent years” accurately reflects the changes that have occurred on the campus. Nonetheless, the Master Plan recognizes the importance of the Farm area for agricultural educational purposes and accordingly includes programs and projects that will restore this area of the campus.

Response to Comment A4-6

The proposed Science Partnership Building (#28) would be located on the current site of Plant Facilities and a portion of the old dairy site. The Pierce College Equestrian Education Center, including the Equestrian Events Center and associated parking, would be located within the boundaries of the equestrian area on the Master Plan. The new Child Development Center, if it is relocated to the main campus, would occupy a site at the northwest corner of the intersection of Mason Street and Olympic Drive. This site is occupied today by the old soils unit building, which will be demolished when the new Botany/Soils Lab is built in the new Agriculture/Sciences/Nursing building. The northern edge of the Child Development Center site is located on a portion of the fill dirt referred to by the RCD. As discussed in the Draft EIR, the proposed new Equestrian Education Center and Child Development Center would result in the conversion of approximately 12 to 13 acres of agricultural fields designated as Prime Farmland. The significance of this loss and the availability of project alternatives that would eliminate this impact are discussed in the Draft EIR.

Response to Comment A4-7

The dog kennel would be replaced on a site convenient to the Registered Veterinary Technician program. There would be permanent kennels and perhaps a secondary site as well. The livestock holding areas and farm equipment storage areas would be relocated south of El Rancho Drive in facilities convenient to the Animal Sciences Units. Other programs and facilities would be relocated to the proposed new Agriculture/Science/Nursing Center Building, which would be located in the core campus, east of Mason Street and south of Parking Lot 7.

An alternative plan was prepared to preserve the existing Agriculture Science building, which is a structurally charming but outmoded classroom/laboratory/office facility. The plan involved retaining the building and front lawn while extending the parking lot to the north to recover the parking spaces lost to the building/lawn. This parking lot would serve the campus as student parking during the week and equestrian events parking on the weekend. Pierce must maintain the number of parking spaces in this lot as described in the EIR to meet campus-wide parking

count requirements. Due to opposition from one member of the agricultural faculty to shifting the parking lot to the north, this alternative plan is no longer under consideration.

Response to Comment A4-8

The Gardeners' Maintenance and Operations facility would occupy less than ½ acre. It would be located in the southern-most portion of the horticulture site west of the arboretum in an area that is a service area today and not frequented by students or the general public. The Horticulture area is a symbiotic location for the gardeners central work site and stands to benefit from their daily presence.

Response to Comment A4-9

The proposed site of the Central Maintenance and Operations facility in the Master Plan is the old equestrian site at the base of the Chalk Hills. The site, which would occupy approximately an acre, contains little topsoil and cattle are grazed here infrequently. The Master Plan does not identify this site as land to be utilized by the proposed Animal Sciences facility renovation, which extends from the other side of Pepper Tree Lane to the western edge of the campus south of El Rancho Drive.

Response to Comment A4-10

Comment noted. This recommendation expresses an opinion that the identified land uses do not “maintain the agricultural integrity of the college,...preserve the unique natural resource values and educational opportunities that the agricultural lands provide.”

The equestrian program has been a centerpiece of the agriculture program at Pierce for decades. Locating the gardeners in horticulture would improve this important agricultural program. The Child Development Center would be located very close to the campus core area along a primary vehicular access corridor on a site that will allow young children to enjoy the educational and aesthetic benefits of adjacency to the “farm.” The Sciences Partnership Building site is not in the agriculture program. The proposed Central Maintenance and Operations site is east of Pepper Tree Lane on a hillside in danger of erosion if regularly used for grazing, which it is not. Please see the responses to Comments A4-6 through A4-9 for additional information about these issues.

Response to Comment A4-11

The RCD's definition of urban agriculture is noted. Pierce College's definition is more broadly defined to also include ornamental horticulture, landscape architecture, urban arboriculture, enology, equestrian studies and veterinary care for food, sport, and companion animals. There

are three proposed public/private partnerships in agriculture: the Agriculture Educational Experiences Program, the Produce Stand, and the Growing Fields. The joint occupancy agreements for these areas encourage both sustainable agriculture practices and student employment/internships. Academic credit requires faculty supervision and the operating partners of a joint occupancy agreement cannot be faculty. All joint occupancy partnerships would pay for the use of Pierce land in cash, materials, and or services. These revenues would be used to benefit the College.

The College does not have an academic program for hands-on food crop farming or produce stand operation, which involves selling crops raised by the enterprise. Pierce has no faculty and no funding for raising human food. This is why the College has sought partnerships to provide these activities to the campus as community services. The RCD is making a curriculum recommendation, which is outside the scope of the EIR.

Response to Comment A4-12

The Sciences Partnership building and parking lot would not displace agricultural land and facilities. Please see the response to Comment A4-6. It would be sited where Plant Facilities and a portion of the abandoned dairy are today. The old dairy site has been used as a storage and refuse lot for the last decade, occasionally serving as a temporary parking lot.

Also see the responses to Comments A4-7, A4-8, and A4-9.

Response to Comment A4-13

Educational opportunities for Pierce students and facilities for community events would be enhanced by the proposed improvements to the Horticulture area. First, Proposition A would facilitate new and improved laboratory, classroom and field laboratory facilities for all horticulture programs that will allow more Pierce students to receive a better education. It would fund the rehabilitation of historic structures in the Horticulture area, including the greenhouse. In addition to Proposition A funded improvements, Pierce seeks to form a partnership with a horticulture firm that would revitalize and improve the Horticulture area beyond the College's funding capacities. These improvements include rejuvenating the arboretum and improving specimen planting throughout the Horticulture area. If the horticulture partner entered into a joint occupancy agreement to build additional classrooms, courses taught in these classrooms would also be open to Pierce students on a space available basis. No current programs or certification test sites are being eliminated by the addition of a Horticulture partner. The specific landscape master plan for this area has not been developed. This design work will be accomplished with Prop A funds in support of the educational and community uses of this area. The RCD recommendation extends to proposed curriculum development, which is outside the purview of the EIR.

Response to Comment A4-14

The College is seeking a funding partner rather than an operating partner for the demonstration vineyards.

Response to Comment A4-15

No agriculture land, including land in the Horticulture area, would be used for student housing. However, approximately 2 to 3 acres of open space that is currently part of the athletics fields in the northeast quadrant of the campus, may be required for construction of the East Student Dormitory Building.

Response to Comment A4-16

Chalk Hill is an alternative site for the Life-Long Residences Complex (LLRC); the preferred site is in the campus core area. Chalk Hill is used by walkers, joggers, and LAUSD cross country meets. The area is steep and topsoil is thin. This area is not in active agricultural use. The Horticulture area is no longer a site option for the LLRC.

Response to Comment A4-17

Comment noted.

Response to Comment A4-18

Please see the response to Comment A4-2 above for a discussion of the acreage on the campus devoted to agricultural open space. Also see the responses below for a discussion of the visual characterization of the landscape units on the campus.

Response to Comment A4-19

The use of the word “undeveloped” is intended to convey the fact that there are few built structures in this portion of the campus. It is not intended to suggest a lack of activity. Also please note that the text has been revised to include mention of the orchard, plant nursery, and Certified Landscape Technician site (see Chapter 2 of this Final EIR for revisions to the text of the DEIR.

Response to Comment A4-20

Pierce College is the last vestige of agricultural land in this area of the City but it is not the last remaining agricultural land in the Los Angeles region. According to the Geographic Information System information provided by the Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP), Los Angeles County has the following acres of farmland:

Year 2000 - Acreage Summary

| | |
|----------------------------------|----------------|
| Prime Farmland | 28,796 |
| Farmland of Statewide Importance | 994 |
| Unique Farmland | 978 |
| Farmland of Local Importance | 29,849 |
| <u>Grazing Land</u> | <u>216,811</u> |
| Total | 277,428 |

Also see Chapter 2 for revisions to the text of the Draft EIR.

Response to Comment A4-21

Comment noted. Please see Chapter 2 for corrections to the text of the Draft EIR.

Response to Comment A4-22

Comment noted. Please see Chapter 2 for corrections to the text of the Draft EIR.

Response to Comment A4-23

The intent of the visual setting description on page 3-12 is not to describe in detail each of the functional uses in Landscape Unit E. Rather the description is intended to provide to the lay reader an overview of the visual characteristics of the environment by focusing on the prominent built and natural features of the landscape. As shown in the photograph in Figure 3-9 on page 3-12 of the Draft EIR, the terrain is hilly and there are few structures present in this portion of the campus. Thus, although as stated in the comment there are agricultural activities that occur in this area of the campus, to the casual viewer traveling through or in the vicinity of the campus,

the landscape appears to consist of “undeveloped rolling hills ” or “undeveloped agricultural fields.”

Response to Comment A4-24

Comment noted. Please see Chapter 2 of this Final EIR for revisions to the text of the Draft EIR.

Response to Comment A4-25

Please see the responses to Comments A4-23 and A4-24 above.

Response to Comment A4-26

Please see the response to Comment A4-19.

Response to Comment A4-27

Comment noted. See Chapter 2 of this Final EIR for revisions to the text of the Draft EIR.

Response to Comment 4-28

Please see the response to Comment A4-23. The reader is also referred to Chapter 2 of this Final EIR for revisions to the text of the Draft EIR in response to the comment.

Response to Comment A4-29

The programming and landscape design of this area is not complete but there is no intention to discontinue current programs like the plant nursery and the CLT Test Site. Please see the response to Comment A4-13. The purpose of extending the campus pedestrian mall into the horticulture site is to draw more students from the campus core into the beautiful Horticulture area. The Gardeners’ Maintenance and Operation facility is discussed in the response to Comment A4-8. The amphitheater is a preliminary proposal, only. The College intends revitalize the agricultural integrity of the horticultural site and improve the visual quality, enhance the character and expand the educational resources of this area.

Response to Comment A4-30

Comments noted. Please see Chapter 2 of this Final EIR for revisions to the text of the Draft EIR.

Also, the proposed improvements would enhance agricultural educational opportunities for Pierce College students and provide facilities that would benefit the community as well.

Response to Comment A4-31

The proposed Central Maintenance and Operations facility would occupy approximately an acre and would include a 20,000-square-foot Central Plant Building, a 15,000-square-foot warehouse, and a sheltered carport for 40 vehicles (please note that the text on the bottom of page 3-26 of the Draft EIR has been revised to be consistent with the current project description in Chapter 2 of the Draft EIR; please see Chapter 2 of this Final EIR for the revised text). All structures would be one-story. The size of the proposed facility and its placement at the base of the hill, just south of Stadium Way at the eastern edge of Landscape Unit E would minimize the potential for visual impacts.

The proposed Animal Sciences facility would consist of enhancements and improvements to existing facilities and would include new structures and parking. The improved facilities would occupy approximately 2 to 3 acres or very small percentage of the land area in Landscape Unit E. Additionally, new structures would be one story in height. Given the limited size and scale of the proposed facilities and the fact that they would be partially obscured by existing trees and new landscaping, significant visual impacts would not occur.

Response to Comment A4-32

Please see the responses to Comments A4-29 through A4-31 above.

Response to Comment A4-33

Please see the response to Comment A4-19.

Response to Comment A4-34

The 12 to 13 acres includes the Equestrian Education Center parking lot. The Sciences Partnership Building would be located in an area occupied by existing buildings and structures.

Response to Comment A4-35

Please see the response to Comment A4-31 above.

Response to Comment A4-36

The importance of agriculture to the state's economy is discussed on page 3-31 of the Draft EIR.

Response to Comment A4-37

Pierce College is not the last vestige of agricultural land in the Los Angeles region. Please see the response to Comment A4-20 and the response to Comment A4-38 below.

Response to Comment A4-38

As discussed in the Draft EIR, because of the relatively small amount of farmland that would be developed, the fact that the proposed facilities would fulfill the Master Plan goal of enhancing land resources and would be consistent with the College's agricultural educational mission, and because proposed improvements would return underutilized farmland to active and productive agricultural use, the overall impact would not be significant.

Response to Comment A4-39

The proposed new buildings and associated parking in the Horticulture area would occupy less than 1 acre in the vicinity of the existing classroom building and greenhouses. The proposed projects in the Horticulture area are intended to enhance this area for horticultural educational purposes.

Response to Comment A4-40

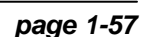
For a discussion of zoning and height limitations, please see Section 3-12.2 of the Draft EIR and the response to Comment A1-3.

Response to Comment A4-41

Please see the response to Comment A4-38 above.

Response to Comment A4-42



Comment noted. Also see the responses to the comments above.



***RESPONSES TO THE 8/8/02 LETTER FROM THE SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS (COMMENT LETTER A5)***

Response to Comment A5-1

The comment that the project is not regionally significant per SCAG guidelines is noted for the record.

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY</p> | <p>Comment Letter A6</p> |
| <p>DEPARTMENT OF TRANSPORTATION DISTRICT 7, REGIONAL PLANNING IGR/CEQA BRANCH 120 S. SPRING ST. LOS ANGELES, CA 90012 PHONE (213) 897-4429 FAX (213) 897-1337</p> | <p>GRAY DAVIS, Governor</p>  <p><i>Flex your power! Be energy efficient!</i></p> |
| <p>Mr. W. Andrew Dunn Los Angeles Community College District 700 Wilshire Blvd. Los Angeles, CA 90017</p> | <p>August 22, 2002</p> <p>IGR/CEQA cs/020779 DEIR City of Los Angeles Pierce College Master Plan Victory Blvd./Winnetka Ave. Vic. LA-101-23.14 SCH # 2002021004</p> |
| <p>Dear Mr. Dunn:</p> | |
| <p>Thank you for including the California Department of Transportation in the environmental review process for the above-mentioned project. Based on the information received, we have the following comments:</p> | |
| <p>The level-of-service (LOS) analysis indicated that about 50% of the intersections studied would operate at LOS F by year 2010. We recommend participation in a fair-share funding program on a pro rata basis to be use for needed traffic improvement projects resulting from additional trips generated by the project along with all other projects in the vicinity. Traffic mitigation measures will be needed including impacts to State highway facilities. Traffic improvements should consider additional lanes, re-striping and modifying ramp metering cycles.</p> | <p>A6-1</p> |
| <p>We recommend that construction related truck trips on State highways be limited to off-peak commute periods.</p> | <p>A6-2</p> |
| <p>Proposed projects will need to conform with the National Pollution Discharge Elimination System (NPDES) requirements relating to construction activities and Post-Construction Storm Water Management. To the maximum extent practicable, Best Management Practices will need to be implemented to address storm water runoff from new development. The responsible water quality control agencies will need to review storm water runoff facilities and drainage plans.</p> | <p>A6-3</p> |
| <p>If you have any questions regarding our response, refer to our internal IGR/CEQA Record # cs/020779, and please do not hesitate to contact me at (213) 897-4429.</p> | |
| <p>Sincerely,</p> | |
|  | |
| <p>STEPHEN BUSWELL IGR/CEQA Branch Chief</p> | |
| <p>cc: Mr. Scott Morgan, State Clearinghouse</p> | |
| <p><i>"Caltrans improves mobility across California"</i></p> | |

RESPONSES TO THE 9/11/02 LETTER FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION – CALTRANS DISTRICT 7 (COMMENT LETTER A6)

Response to Comment A6-1

The Draft EIR identifies traffic mitigation measures to address the identified project impacts at the study intersections, including state highway facilities. The College will provide a “fair share” contribution to traffic improvements by implementing the mitigation measures identified in the EIR.

Response to Comment A6-2

To the extent practical, Pierce College will direct contractors to limit construction-related truck trips to off-peak hours.

Response to Comment A6-3

Each Master Plan project will conform to NPDES requirements as part of the design criteria. In accordance with NPDES requirements, the College will implement Best Management Practices during construction to minimize the impacts of stormwater runoff from construction sites on the water quality of local surface water resources. A Standard Urban Stormwater Mitigation Plan (SUSMP) to reduce polluted stormwater runoff from new development will also be developed.

Comment Letter A7



Gray Davis
GOVERNOR

STATE OF CALIFORNIA

Governor's Office of Planning and Research
State Clearinghouse

ACKNOWLEDGEMENT OF RECEIPT



Tal Finney
INTERIM DIRECTOR

DATE: August 14, 2002

TO: W. Andrew Dunn
Los Angeles Community College District
770 Wishire Boulevard
Los Angeles, CA 90017

RE: Los Angeles Pierce College Facilities Master Plan
SCH#: 2002021004

This is to acknowledge that the State Clearinghouse has received your environmental document for state review. The review period assigned by the State Clearinghouse is:

Review Start Date: July 25, 2002
Review End Date: September 9, 2002

We have distributed your document to the following agencies and departments:

California Highway Patrol
Caltrans, District 7
Department of Conservation
Department of Fish and Game, Region 5
Department of General Services
Department of Parks and Recreation
Department of Toxic Substances Control
Department of Water Resources
Native American Heritage Commission
Office of Historic Preservation
Public Utilities Commission
Regional Water Quality Control Board, Region 4
Resources Agency
State Lands Commission

A7-1

The State Clearinghouse will provide a closing letter with any state agency comments to your attention on the date following the close of the review period.

Thank you for your participation in the State Clearinghouse review process.

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
916-445-0613 FAX 916-323-3038 www.opr.ca.gov



***RESPONSES TO THE 8/14/02 LETTER FROM THE STATE OF CALIFORNIA
GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (COMMENT LETTER A7)***

Response to Comment A7-1

This comment simply acknowledges that the State Clearinghouse received and distributed copies of the Draft EIR to responsible and interested state agencies in accordance with CEQA requirements. No response is required.

United States Department of Agriculture



Natural Resources Conservation Service
P.O. Box 260, 3280 Somis Rd.
Somis, CA 93068

Subject: Los Angeles Pierce College EIR/
State Clearing House #2002021004

To: W. Andrew Dunn, Director of Facilities
Planning and Development
Los Angeles Community College
770 Wilshire Blvd.
Los Angeles, CA. 90017

Date: September 10, 2002

The following is my response to the Environmental Impact Report (EIR), for Los Angeles Pierce College. As an agency of the U.S. Department of Agriculture, the primary function of the Natural Resources Conservation Service (NRCS), is to assist landusers with planning, engineering and technical assistance, in cooperation with the Resource Conservation District of the Santa Monica Mountains. The Natural Resources Conservation Service (NRCS) offers assistance to individuals, groups and units of government, in addressing wise use and conservation of natural resources.

EIR - Resource Information

We recommend that you include technical information contained in the West San Fernando Valley Survey, in addressing soil suitability, soil limitations, soil erosion/quality criteria. In addition we recommend using USFWS Wetland inventory maps, Los Angeles County Prime soils information, along with use of topographic maps (USGS 7.5 Quad.) to help delineate and determine surface drainage patterns. A qualified Erosion Control Specialist in addition to the use of a Wetland Specialist should be retained to address specific application/mitigation measures (Table S-2).

A8-1

Pierce College already receives significant surface runoff from areas that transverse the western portions of the campus. The proposed changes in landuse, infiltration, retardance and retention will influence peak flow rates. Any proposed changes could impact both on and off campus areas and require an evaluation of present and future storm drainage requirements. Use of TR-55 (Urban Application tool) could be utilized to analyze the hydraulic and hydrology characteristics of the watershed. The engineering information could help quantify and qualify issues related to peak flow rates based on anticipated specific storm events. The storm conveyance system must be evaluated to minimize flooding hazards based on projected changes in landuse objectives.

A8-2

1 of 2

The Natural Resources Conservation Service provides leadership in a partnership effort to help people conserve, maintain, and improve our natural resources and environment.

An Equal Opportunity Provider and Employer

The EIR should identify the extent of area to be graded (including cut fill and borrow areas). Erosion hazards and treatment measures (interim and long term) should be based on on-site control measures, rather than treatment measures designed to reduce soil erosion and sedimentation leaving a work site. Phasing of work and stock piling surface soil, would allow the topsoil to be saved and used to back fill graded areas that must later support vegetation (potentially significant).

A8-3

The report indicates that biological impacts can not be mitigated, based on future landuse objectives. I recommend that consideration be given to use of vegetative filter strips, buffers and grassed swales in addition to the creation of retention ponds (Table S-2, page S-33) to provide functional wildlife habitat and reduce peak runoff hazards downstream. Selection of perennial vegetation could serve as nesting, shelter and food plots for wildlife as well as address water quality objectives.

A8-4

In conclusion, I see the opportunities to enhance the educational experience for Pierce College students that your plan offers, but should demonstrate the best in landuse planning from a community prospective.


Stephen Jensen
District Conservationist

RESPONSES TO THE 9/10/02 LETTER FROM THE U.S. DEPARTMENT OF AGRICULTURE, NATIONAL RESOURCES CONSERVATION SERVICE (COMMENT LETTER A8)

Response to Comment A8-1

Soils information from the West San Fernando Valley Survey is provided below.

According to the Soil Conservation Survey⁸, two soil types exist where the Master Plan proposes to convert prime farmland to a non-agricultural use. The area of the proposed Equestrian Education Center is classified as Cropley-Urban land complex. The survey states that this soil type has limited use for crops due to its high clay content. The surface layer becomes very hard when dry and very sticky when wet, making the site difficult to prepare for planting. Large amounts of organic matter must be infused into the soil to make it suitable for growing crops. The proposed Child Development Center would be constructed on Mocho-Urban land complex soils. These soils has favorable features for urban development such as landscaping and ground cover. To be used for agricultural crops, the soil must be infused with organic matter. Also, the soil's high lime content makes it difficult to grow citrus and various flower varieties.

In addition to this information, Los Angeles County Prime soils information, topographic maps, and other relevant data will be used by qualified specialists in designing necessary drainage improvements (note: the USFWS wetland inventory maps do not show any wetlands on the campus).

Response to Comment A8-2

Comment noted. A drainage study was conducted for the Facilities Master Plan (see Section 7, Volume 1 of the Facilities Master Plan) and a *Draft Preliminary Utility Evaluation* was prepared for the College by Psomas in February 2002. The results of these studies are summarized in Sections 3-11 and 3-17 of the Draft EIR. As noted in the Draft EIR, detention basins or similar proposals will be implemented to ensure that no significant increase in runoff or flooding hazards would occur due to the increase in impervious surfaces. Specific drainage improvements required for each project will be identified based on further studies that will be conducted as the design and development process proceeds.

Also see the response to Comment A3-1.

⁸ United States Department of Agriculture, Soil Survey of Los Angeles County, California, West San Fernando Valley Area, 1979.

Response to Comment A8-3

Most of the proposed building projects, with the exception of the Life-Long Learning Residences Complex, would be located on fairly level areas of the campus. As a consequence, significant cut and fill work, excavation, or grading beyond that required for building foundations, new utilities, and drainage improvements, is not anticipated. Additionally, most excavated soils would be reused elsewhere on the campus and therefore, significant export or import of soils or fill materials from off-campus would not occur.

The suggestions regarding use of on-site erosions control measures and phasing of work and stock piling surface soil for later use will be implemented where feasible.

Response to Comment A8-4

Comment noted. The suggestions regarding use of vegetative filter strips, buffers, and grassed swales to provide functional wildlife habitat and reduce peak runoff hazards downstream will be considered and implemented where feasible.

Comment Letter B1



Protecting The Integrity Of Our Community

WHHO

WOODLAND HILLS HOMEOWNERS ORGANIZATION

P.O. Box 6368, Woodland Hills, CA 91365

WHHO's RESPONSE

TO

LOS ANGELES PIERCE COLLEGE FACILITIES MASTER PLAN

DRAFT ENVIRONMENTAL IMPACT REPORT

State Clearinghouse Number 2002021004

A California Nonprofit Corporation
4128 Morro Drive, Woodland Hills, California 91364
(818) 346-5842 e-mail g.murley@worldnet.att.net



Protecting The Integrity Of Our Community

WHHO

WOODLAND HILLS HOMEOWNERS ORGANIZATION

P.O. Box 6368, Woodland Hills, CA 91365

President
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Exec. VP
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Jerry Danner
George Enfield
Ed Enfield
William Evans
Pat Flaherty
Dorothy Smith
Tom Spence
Patricia De Gennaro

This is WHHO's response to the Draft Environmental Impact Report for Los Angeles Pierce College Facilities Master Plan: State Clearinghouse Number 2002021004.

This document was *Prepared for* the Los Angeles Community College District and was *Prepared by* Myra L. Frank and Associates, Inc.

Written comments are accepted from July 25, 2002 until September 10, 2002. They are to be addressed to W. Andrew Dunn, Director of Facilities Planning and Development, Los Angeles Community College District, 770 Wilshire Blvd., Los Angeles, CA. 90017.

We found the workshops to be nothing more than a one on one presentation by faculty and administration without the opportunity for the public to hear the many concerns of the Community. This disenfranchised the public from garnering information from the many experienced community leaders and public servants. The workshops are a continuing practice of all of the agencies who use the current consultant that use the workshop technique devised by "Consensus Planning Group" to meet the so called public hearing requirement. This closed session type of workshops and prejudiced information gives rise to pure propaganda that is intended to deceive and mislead as to what the real goals are in this DEIR.

B1-1

We find the fact that there is not readily available a copy of the Educational Master Plan to see what is really being proposed to be taught by the faculty a total disservice to the public. In reading the summary one is lead to believe that there is in place a curriculum for enhancing and revitalizing the agriculture program at Pierce College. Yet in reading though the DEIR we find that the useful agriculture lands will be paved over, given to private enterprise under so called public/private partnerships. These public/private partnerships are designed to give monies that do not have to be accounted for to the public for the administration to spend a they see fit on themselves and not necessarily for the benefit of the students or improve the education curriculum. We find that the public/private partnerships will take upwards of 100 acres of valuable, irreplaceable farmland for private companies and individuals, at the public's expense, to make a big profit while not contributing tax wise as they would on private land.

B1-2

On the following 8 pages we address each of our concerns.

Respectfully submitted September 10, 2002

Gordon Murley
Gordon Murley
President

A California Nonprofit Corporation
4128 Morro Drive, Woodland Hills, California 91364
(818) 346-5842 e-mail g.murley@worldnet.att.net

WHHO: WOODLAND HILLS HOMEOWNERS ORGANIZATION

1

WHHO'S Response to DEIR of Pierce College

September 10, 2002

SUMMARY

S-1

NO COMMENTS

S-2 DEVELOPMENT OF THE MASTER PLAN

1. Why has the Educational Master Plan not been available at any of the Workshops?
Where is it? How can the Public see it? When did this go before the College Board of Trustees?

B1-3

S-3 PROPOSTION A BOND MEASURE

1. How much information is given to the oversight committee before bids go out?
2. How can the oversight committee get Administration to get contractors to complete projects as proposed and on time?

B1-4

B1-5

S-4 PROJECT OBJECTIVES

SEE 2-1

S-5 PROJECT LOCATION AND SETTING

NO COMMENTS

S-6 PROJECT DESCRIPTION

1. How would the public/private partnerships expand the educational facility needs and how would they expand the educational opportunities?

B1-6

SEE COMMENTS UNDER APPROPRIATE HEADINGS

S-7 ALTERNATIVES TO THE PROPOSED PROJECT

S-7.1 How would this be feasible for an educational institution?

B1-7

S-7.2 ALTERNATIVES CONSIDERED DURING MASTER PLAN PLANNING PROCESS

a. Alternative A

1. We find this unacceptable

B1-8

b. Alternative B

1. We find this unacceptable do to locations of projects.
2. Why can't the Equestrian center be moved to South of El Rancho at west end toward De Soto?
3. Why can't Life Long Learning be dropped?

B1-9

B1-10

B1-11

| | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-------|
| | 2 | |
| 4. Why must all parking be surface rather than structures? | | B1-12 |
| c. Alternative C | | |
| 1. This is not acceptable | | B1-13 |
| S-7.3 ADDITIONAL ALTERNATIVES DEVELOPED FOR THIS EIR | | |
| a. Alternative Land Use Scenario | | |
| 1. This comes closer to something workable. | | |
| 2. Why was this not presented as part of the master plan rather than the shell game of moving the proposals from one site to another? Why were not other venues given for education rather than the same ones just moved around? | | B1-14 |
| b. Alternative Enrollment Growth Scenario | | |
| Not Acceptable | | B1-15 |
| S-8 AREAS OF CONTROVERSY | | |
| 1. Why is this presented as a comment? | | B1-16 |
| 2. Why is this not addressed with the concerns constantly voiced by the leaders both public and private? | | B1-17 |
| S-9 ISSUES TO BE RESOLVED | | |
| 1. The water line from Tillman was discussed and no follow-up has ever take place, WHY? | | B1-18 |
| 2. Why are educational projects and safety projects lacking funding while public/private projects are going forth? | | B1-19 |
| TABLE S-2 | | |
| 1. Why, when they are considered <i>potentially significant</i> and there are <i>no feasible mitigation measures</i> are the following being considered? Equestrian, Child Development Center, and Section 3-3. | | B1-20 |
| Section 3-5 | | |
| 1. Mitigation for the geese is totally unacceptable and to try and say what is done would make is not significant is outrageous. How can you make such a statement when the findings of fact are the exact opposite? | | B1-21 |
| 2. How can you make the same statements for the nesting birds? | | B1-22 |
| 3. How can you say you don't have to mitigate damage to trees and 5 gallon containers is OK? | | B1-23 |
| NO COMMENTS ON THE REST OF TABLE S-2 | | |
| 2-1 PROJECT OBJECTIVES | | |
| 1. What is the meaning in bullet one by creating a more active and productive Pierce College economically? | | B1-24 |

WHO: WOODLAND HILLS HOMEOWNERS ORGANIZATION

3

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------|-------|
| 2. What is meant to improve image of Pierce Campus by giving priority to high visibility/high use areas? | B1-25 |
| 3. How do you intend to enhance land resources and re-establish Pierce as a center of urban agriculture? What is urban agriculture? | B1-26 |
| 4. How will public/private partnerships enhance academic programs and what are support facilities? | B1-27 |

2-2 PROJECT LOCATION AND SETTING
NO COMMENTS

2-3 PROJECT DESCRIPTION

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 1. How is it that in prior years there were approximately 25,000 students at Pierce, and yet the comments say you cannot take care of the enrollment of 17,000? Why with the current facilities could a larger population have been accommodated and yet it is alluded that without the public/private partnerships further enrollment cannot be accommodated? | B1-28 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|

2-3.1 BOND FACILITY PROJECTS

Table 2-1

- | | |
|-----------------------------------------------------------------|-------|
| 1. Why are some projects being negotiated before the final EIR? | B1-29 |
|-----------------------------------------------------------------|-------|

a. New Construction Projects

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 1. Ag/science no comment | |
| 2. Tech center no comment | |
| 3. New Child Development: The location is not where it should be. Why isn't it in the core area where bungalows currently are? | B1-30 |
| 4. Maint/ operations no comment | |
| 5. Student Food Services/ Conference center: Why isn't this stand alone? Why must it be part of a public/private partnership? | B1-31 |
| 6. Horticulture Classroom and greenhouse: Why must this be public/private? Isn't this part of what Pierce is all about? | B1-32 |
| 7. Water reclamation: Great idea that was promoted over a year ago. Why no decision as to where it will be best suited? | B1-33 |
| 8. Campus Police: Why is this not top priority because of safety? | B1-34 |
| 9. Equestrian Center: Why isn't this located on the South side of El Rancho Road? Why is this so large? Isn't this supposed to be for education and not exhibition use by outsiders? Why are none of the parking facilities structures? Why are there storage areas for outside interests? | B1-35 |
| 10. Admission/ Counseling: no comment | |

b. Reconstruction, Renovation, and Modernization Projects

No comments except on the following:

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 1. Animal Sciences: Why isn't there more Science being offered? Why isn't the parking part of a parking structure? | B1-36 |
| 2. Why is Physical Education taking a back seat in funds? Why would there be public concessions at a hall diamond? Isn't this something best left to the student organization? | B1-37 |

c. Demolition of Temporary and/or Obsolete Facilities

1. Why the hurry in demolition of the Child Care Center? | B1-38
2. Why isn't the Cafeteria important enough to not make it contingent on it being part of the public/private dormitories? | B1-39

2.3.2 PARTNERSHIP PROJECTS

Since this is public land who would pay the taxes that would have to be paid if the facilities were on private land? Who is liable for people working there for a private company? Who is responsible for the infrastructure of sewers, roads, parking facilities, utilities and security? How do you lease land and maintain control for the educational value of the land? How does this improved and enhance courses for transferability to University of California Campuses? Where is the ethics of giving free land to private enterprise that is for education? | B1-40

1. How would they enhance innovation, training opportunities and technology transfer? | B1-41
2. How would they enhance reality-based teaching, learning and research? What is reality based teaching? What is reality based learning? What is reality based research? | B1-42
3. How would these provide sound College-based business investment opportunities? For whom would these investment opportunities be available? | B1-43
4. What unique image and identity for Pierce? How would they contribute to the campus quality of life improvements in the community and region? What are the quality of life improvements? | B1-44
5. How can generating discretionary revenue streams reduce taxpayer burden? Does this mean that currently money for education is not getting to the students? Who is spending taxpayer burden money as a discretionary item? | B1-45

Agriculture Partnerships:

1. Why would the "Pizza Farm" improve the education of Pierce's students? What educational benefits would accrue to the college student? | B1-46
2. What value to retail "U-pick vegetables" and "U-pick flowers" would the students of Pierce get credit toward their degree? What farming value to the Agriculture Curriculum would be gained from a pumpkin patch, Christmas tree lot or maze field? Why is it stated that this would be a greenbelt and may be further subdivided in the future? Are you going to do away with the open farmlands and thus the Canadian Geese? | B1-47
| B1-48

Sciences Partnership Building:

1. Who would occupy this building? Would it be students with classrooms? | B1-49
2. Why is the parking surface and not structure? | B1-50
3. Why isn't it know whether it will be two or three stories? | B1-51

Horticulture Partnership:

1. Why would this area be used for community and private events and not student education? | B1-52
2. Why would classes in the new classrooms be primarily for the employees of the partner? | B1-53

WHO: WOODLAND HILLS HOMEOWNERS ORGANIZATION

5

- | | |
|-------------------------------------------------------------------------------------|-------|
| 3. Why is the parking mainly for the partner? | B1-54 |
| 4. What educational benefits in horticulture for Pierce students would be realized? | B1-55 |
| 5. Why would only Pierce staff be able to attend classes? | B1-56 |
| 6. Why does it say the partner <u>may</u> provide a landscaped quad area? | B1-57 |
| 7. Where is the horticulture education program and what would it entail? | B1-58 |

Viticulture Partnership:

- | | |
|---------------------------------------------------------------------------|-------|
| 1. Why can't Pierce show why this is a real program? | B1-59 |
| 2. What classes will be offered in relation to wine grapes? | B1-60 |
| 3. Is there a curriculum developed at the present time and faculty hired? | B1-61 |

Student Housing Partnerships:

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 1. Why don't we know whether the developer will fund the cafeteria or they will go for a bond issue? | B1-62 |
| 2. Why are there assumptions as to what would comprise the dormitories? | B1-63 |
| 3. Where would parking be for these facilities. | B1-64 |
| 4. Why would you want to build these when there are 600 apartments going in on Warner Ridge? | B1-65 |
| 5. How would the monies be collected and who is liable? | B1-66 |
| 6. How did you reach that there would be 600 occupants? | B1-67 |
| 7. Are there to be conferences rather than education on Pierce and what are special sessions? | B1-68 |
| 8. Opposed to this Concept completely. It has no educational value for a two year college since it is designed to bring in Foreign students and not provide for local. | B1-69 |

Life-Long Learning Residences Partnership:

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| 1. Why is this being designed for retirement? | B1-70 |
| 2. How will you remove infirmed or non-participatory people once they live there? | B1-71 |
| 3. Why are these proposed to be larger than some of the surrounding neighborhoods? | B1-72 |
| 4. Why should there be proposed classrooms for adult education programs that are not part of the college program? | B1-73 |
| 5. Why would those only interest in the limited cultural activities of the college be allowed to reside there? | B1-74 |
| 6. This proposal as we know is being driven by the Teachers Union and would be used for their benefit of reduced rents while still on the faculty and then as retirement. Where is the value to the public on land that is educational? | B1-75 |
| 7. There is nothing in this proposal how they would be paid for or who is liable since it is on public property. | B1-76 |
| 8. With Approximately 600 apartments adjacent to Pierce on Warner Ridge why are you competing with private enterprise? | B1-77 |

2-3.3 SUSTAINABLE BUILDING PLAN

NO COMMENTS

WHO: WOODLAND HILLS HOMEOWNERS ORGANIZATION

6

2.4 CONSTRUCTION SCENARIO

This whole plan is designed to confuse. Since plans are not drawn for nor have soils been done for new construction there is nothing but smoke and mirrors here. | B1-78

The construction phases should be based on needs to increase the high level of education needed in the coming years. | B1-79

The public/private partnerships are so poorly conceived that for an educational institution to be built on someone else doing the work is extremely sad. | B1-80

2.5 RELATED PROJECTS AND CUMULATIVE DEVELOPMENT

There are projects that are not being done that are in this report. If the same dedication to accuracy is representative to the rest of the DEIR as it is here then there is little that one could accept as fact. | B1-81

1. For better than six months McDonalds has withdrawn from Ventura Blvd. | B1-82
2. For Six months Chuckie Cheese was defeated to go on Ventura Blvd.

2.5.1 GROWTH PLANS AND POLICIES

NO COMMENTS

CHAPTER 3 - SETTINGS, IMPACTS, AND MITIGATION MEASURES

NO COMMENTS 3-1 TO 3-2.4

3-3 AGRICULTURAL RESOURCES

3-3.1 Environmental Setting

NO COMMENTS

3-3.2 Environmental Impacts

a. *Significance Criteria*

1. Why must the plan convert substantial amount of Prime Farmland when it is stated that the Agricultural program will be revitalized? | B1-83

b. *Impact discussion*

1. Why is approximately 25% of farm land being used so that it will be impossible to revitalize and substantive agricultural program? | B1-84
2. How can public/private partnerships which uses agriculture land for private use improve the agricultural program at Pierce? | B1-85

WHHO: WOODLAND HILLS HOMEOWNERS ORGANIZATION

7

3. Since the faculty and administration refuse to make a viable agricultural program at Pierce will the farmland not be underutilized? | B1-86

4. By proposing to use Unique Farmland for the Lifelong Learning Residences how do you improve the use for agriculture? | B1-87

3-3.3 Mitigation

1. How can you state that there would not be a significant impact on agricultural resources? | B1-88

2. By using the land for non-farming structures rather than creating an agricultural program aren't you removing an opportunity to improve and enhance a much needed and promised program? | B1-89

3. Who is at fault for the under utilized agricultural land? Is the fact that the Administration, College District, and Faculty have tried to use Pierce land for anything other than Agriculture reason to not fulfill the promise of a revitalized Agriculture Program? | B1-90

3-3.4 Unavoidable Significant Adverse Impacts.

1. With remove of the valuable agriculture land how can you say that this is not a significant adverse impact? | B1-91

2. With the irreversible damage by the removal to the Canadian Geese how can you make the statement of no unavoidable adverse impacts. | B1-92

3-4 AIR QUALITY

NO COMMENTS

3-5 BIOLOGICAL RESOURCES

NO COMMENTS 3-5.1 to 3-5.4

3-5.5 Environmental Impacts

1. On Page 3-61 How can you make a statement that by removing the farmland that not only the Canadian Geese but other species will not be significantly impacted? | B1-93

2. How can you state that increasing human interaction in the areas currently used will not affect the geese? How do you justify busses, cars, trucks, horses, school children and asphalt as not being detrimental to geese and other bird populations that use and rely on these great open areas? | B1-94

3. How can assuming that certain things will or will not happen keep the effects so they are not significant? | B1-95

3-5.6 Mitigation Measures

BR-1

1. Where will you get a 1:1 basis of land that will not impact the geese or will be useful as foraging land? | B1-96

2. When the plan is not executed as put forth who is responsible? What are the penalties to be assessed when violations occur? | B1-97

WHHO: WOODLAND HILLS HOMEOWNERS ORGANIZATION

8

BR-2

1. Why is it only "shall attempt" rather than "shall not" during breeding season?
2. Why can't the bird breeding season be avoided?

| B1-98

| B1-99

BR-3

1. How is removal of trees in the Horticultural that are mature going to be replaced for the birds with only 5 gallon size? Why is not the minimum 36 inch box with full crowns required?

| B1-100

3.5.7 Unavoidable Significant Adverse Impacts

1. Do you mean that the loss of foraging land, and nesting trees, and intrusion into breeding areas that diminish the ability for the geese, birds and other animal to survive in the area is not significant? Aren't these avoidable?

| B1-101

2. This is an absolute misstatement to say the will be none with the so-called mitigations which are "maybe we will attitude".

| B1-102

WHHO SUMMARY

While there are a number of projects in this DEIR that would make this a better Educational Institution there are to us a number of deficiencies. 1. The public/private ventures are not there for improved and expanded education opportunities or transferable courses to the U.C. Campuses. These also remove land that is there for educational purposes. 2. No thought has gone into building parking structures so that land will be available for future needed educational expansion. 3. There is no need for housing on campus land. 4. The Equestrian Center needs to be moved to the South side of El Rancho Road and down sized to serve Pierce and not the large horse community that has the L.A. Equestrian Center for their purposes. 5. The curriculum for Agriculture must bring in new people who can run the needed courses that the current faculty refuses to create.

| B1-103

| B1-104

| B1-105

| B1-106

| B1-107

We find this plan one to gain monies for use by Administration, District Headquarters for their personal use and not one that will greatly improve the Agriculture program or higher course standards so that students will not have to repeat courses when they attend a U.C. Campus. Let us all put high standards of performance to aid the students 1st and personal gain and perks by employees last.

| B1-108

RESPONSES TO THE 9/10/02 LETTER FROM THE WOODLAND HILLS HOMEOWNERS ORGANIZATION (COMMENT LETTER B1)

Response to Comment B1-1

Comment noted. However, it should also be noted that holding public workshops or hearings on the Draft EIR is a requirement implemented by the District to ensure the public is kept informed of and involved in the planning process. Public hearings or workshops on the Draft EIR are not required under the regulations of the California Environmental Quality Act (CEQA). For the Pierce College Facilities Master Plan Draft EIR, it was determined that informal workshops would be the best format for disseminating information on the Master Plan and the environmental process and answering questions from the members of the public. One of the advantages of the workshop format is that it provides an opportunity to answer questions in greater detail and at greater length than would typically occur in a formal public hearing where the time allotted to each member of the public for oral presentations is typically limited to several minutes. The workshop format is also less intimidating to those members of the public who would otherwise be reluctant to present their views in front of a large audience. Lastly, it should be noted that members of the College Administration and EIR consultant team also attended a meeting of the Woodland Hills Homeowners Organization (WHHO) meeting, to present information and answer question on the Master Plan and EIR. There were 8 members of WHHO present at that meeting including the author of the comment letter and Shirley Blessing, co-author of comment letter C5.

Response to Comment B1-2

The Educational Master Plan is included in Volume 2 of the Facilities Master Plan. Copies are readily available at the College Library.

The parking lots proposed for the agricultural area are designed to serve the expanded and enhanced agricultural facilities as well as accommodate campus-wide parking needs.

The three agricultural public/private partnerships would occupy about 25 acres of the approximately 200 acres of the Pierce College campus devoted to agriculture. These three agriculture partnerships, the Agricultural Education and Experiences Program, the Produce Stand, and the Growing Fields, are conceived as community services, one of the four missions of the College. It is not anticipated that they would result in significant income streams to the College. These three activities are proposed as partnerships because the College would like to offer the benefits of human food growing resources to the community but does not have the faculty, labor, or funding to support human food growth programs. Hence partnerships are proposed with private sector operators who would provide the human food education and produce resources at their own expense.

Also, it should be noted that the public-private partnerships would be subject to a possessory use tax in accordance with state law.

Response to Comment B1-3

The Educational Master Plan is contained in the Facilities Master Plan, Volume 2. A copy of the Facilities Master Plan, Vol. 2 has been brought to prior workshops. Copies are available in the College Library and may be purchased through the office of the Vice-President for Administrative Services. The Facilities Master Plan, Volume 2, including the Educational Master Plan, was considered by the District Board of Trustees in December, 2000 at a public meeting attended by the commenter.

Response to Comment B1-4

The Oversight Committee is provided with a schedule and total project budget prior to projects being bid. Committee members may also view project drawings and specifications.

Response to Comment B1-5

The proposed projects are managed by the Campus Project Manager, who is responsible for expediting projects and ensuring that they are completed on schedule. However, it should be recognized that there are factors outside the control of the College that could affect the project schedule including Division of State Architect reviews, unforeseen regulatory constraints, unforeseen project conditions, and processing by the Program Manager/LACCD/Board of Trustees. The Oversight Committee can ask the Administration to continue their vigilance in their weekly oversight meetings with the campus Project Manager, Program Manager, LACCD, and campus and task force representatives.

Response to Comment B1-6

Public/private partnerships do not expand educational facility needs. In most cases they provide additional educational facilities.

Public/private partnerships expand educational opportunities by providing facilities, resources, internships, and student employment opportunities that are not funded by the state or public bonds. For example, the Science Partnership is expected to provide student internships and employment opportunities in the fields of biomedicine and/or biotechnology. It is envisioned that the Horticulture Partner would expand the College's existing ornamental horticulture, landscape architecture, and arboriculture instruction with advanced courses in irrigation, turf management, large tree relocation, crown and root trimming, commercial landscape design and installation, and nursery management in addition to business courses for the provision of commercial landscape services. Life-Long Learning residents may become part-time faculty members, tutors, mentors, and coaches. The Agriculture Education and Experiences partnership

would teach children how food and fiber is grown and provide an early positive contact with an institution of higher learning. Dormitories would provide educational experiences in multicultural living.

Response to Comment B1-7

Discussion of a No Project Alternative, or what would occur if the proposed project is not implemented, is a requirement of CEQA. As stated on page S-12, under the No Project Alternative, new improvements and renovation work would be minimal, intermittent, and would consist primarily of those campus projects already approved and funded. Given that the last major new building on the campus was constructed in 1980, recent history would seem to suggest that this is not an unrealistic scenario should the Master Plan not be approved and implemented.

Response to Comment B1-8

Comment noted.

Response to Comment B1-9

Comment noted.

Response to Comment B1-10

The site of El Rancho Drive was considered but rejected in favor of the preferred site by those involved with the equestrian program. Development of the Equestrian Education Center south of El Rancho Drive would result in greater impacts than a new Center on the site of the existing Equestrian Center. These impacts include a greater loss of agricultural land/open space should the existing Equestrian Center site not be converted to agricultural use, more extensive soils and construction air quality impacts due to the need for additional grading due to sloped terrain, and potentially greater noise, odor, and visual (light and glare) impacts on the residences immediately south of the campus. Additionally, the preferred site north of El Rancho Drive would result in less interference with the Animal Sciences pastures south of El Rancho.

Response to Comment B1-11

The Life-Long Learning Residence Partnership supports and is consistent with the College's mission to provide life-long learning opportunities. It supports and enhances the overall

educational mission of the College by embracing a well educated, intergenerational campus population. Revenues from this project would help compensate for the loss of potential revenues when the College opted not to build a golf course in the agricultural area, but rather to revitalize the agriculture programs instead.

Response to Comment B1-12

Parking structures are substantially more expensive than surface parking. New parking structures could also create visual impacts and present additional safety and security concerns.

Additionally state funding is not available for parking structures. Legislation limits the parking fees students can be charged to rates that make it economically infeasible for private enterprise to participate in the expense of building the structures. Proposition A funds are limited. Pierce College is placing a higher priority on educational facilities improvements and allocating less money on parking.

Response to Comment B1-13

Comment noted.

Response to Comment B1-14

The alternatives developed as part of the year-long master planning process in 2000 were intended to meet the Master Plan goals and objectives established by the College. Thus, the focus of those planning efforts was on determining the appropriate location of proposed facilities rather than identifying alternative uses. The Alternative Land Use Scenario developed in 2002 as part of the EIR process is intended to address both the requirements of CEQA and the Master Plan goals and objectives.

Response to Comment B1-15

Comment noted.

Response to Comment B1-16

CEQA requires that an EIR identify areas of controversy. During the planning process for the Master Plan and during the scoping period for the EIR, several areas of controversy, which are discussed in Section S-8, were identified.

Response to Comment B1-17

All comments, both in support of and opposed to against various components of the Master Plan, and the analyses in this EIR will be considered by the decision makers of the lead agency, i.e., the Los Angeles Community College District Board of Trustees, as well as members of the College administration, in deciding whether to approve the Master Plan and implementation of individual projects.

Response to Comment B1-18

The possibility of constructing an underground pipeline in the MTA right-of-way that would transport reclaimed water from the Donald C. Tillman Water Reclamation Plant to Pierce College and other entities is being studied by the City of Los Angeles and is being pursued by Charles Ng, Director of Operations and Maintenance, on behalf of Pierce College.

Response to Comment B1-19

The Los Angeles County Sheriff's office has come forward with matching funds, forming in essence a public/public partnership to build the new campus sheriff's facility. That project is moving forward. The office of the Vice President for Academic Affairs is actively seeking alternative funding sources and potential partnerships to improve physical education facilities. Both of these projects were always over and above the \$166 million dollars in bond funding allocated to Pierce College. All nine Colleges in the District listed projects in excess of their bond allocations to allow for additional work that might be possible if other funding was identified. The Sheriff's station is an example of exactly these circumstances. The partnership projects are not funded by Proposition A. Capital for these projects would come from the private (or other public) sector(s). As it turns out, the educational projects are moving ahead much more rapidly than the public/private partnerships at this time.

Response to Comment B1-20

These projects are under consideration because their impacts are more than offset by the tremendous educational value of vastly improved educational facilities for both the equestrian program and the Child Development Center.

Response to Comment B1-21

The Canadian geese mitigation measures impose a number of stringent requirements upon the College to ensure potential impacts are minimized including: 1) enhancing acreage elsewhere on the campus that is equivalent to the agricultural acreage used by Canadian geese that will be removed as part of the Master Plan; 2) conducting an evaluation of the remaining agricultural areas on the campus that would be appropriate to enhance for geese roosting (resting) and foraging; 3) developing a planting plan that specifies the timing of planting, pre-planting, and post-planting methods to maximize use by geese; and 4) developing monitoring and reporting methods so that the success of the enhancement can be measured for a minimum of 5 years following the first planting. These measures were developed by a qualified biologist, Kathy Keane of Keane Biological Consulting, with 20 years of experience, in consultation with Pierce College faculty (Pat Farris, Life Science Department) and other experts (Mike Wolder, U.S. Fish and Wildlife Service; Dr. Charles Collins of Cal State Long Beach; Kimball Garrett, curator of ornithology at the Los Angeles County Museum of Natural History; and Steve Moe, who has actively managed geese populations in the Sepulveda Basin for many years), and are consistent with measures used elsewhere to minimize impacts to sensitive animal species.

Response to Comment B1-22

The measures proposed to mitigate impacts to nesting birds are consistent with those identified by the California Department of Fish and Game in their response to the Notice of Preparation (see Appendix A of the Draft EIR).

Response to Comment B1-23

As stated on the bottom of page 3-59 of the Draft EIR, construction in the Horticulture area “may remove large trees in the vicinity of the Arboretum that provide important habitat for resident and migratory birds. This would not likely represent a significant biological impact since an abundance of other trees are present in the Arboretum and Canyon de Lana.” (Note: the Significance Determination in column two of Table S-2 on page S-23 identifying the impact as Potentially Significant is incorrect and has been revised to indicate the impact is “Not Significant” to be consistent with the conclusion on page 3-59 in the Biological Resources section of the DEIR). The mitigation measures proposed would further ensure that potential impacts would be minimal and not significant.

Response to Comment B1-24

This objective was established to correct the financial malaise that had befallen Pierce College. This has many aspects, including rebalancing the full time to part time faculty ratio, reversing declining enrollment, attracting international students, and pursuing state funding, grants, awards, partnerships, alliances, and donations that enhance Pierce College’s educational mission.

Additionally, funds for the College budget provided from the state budget can and has varied greatly. By creating additional revenue streams outside of the state budget process, the College can be more fiscally stable and therefore can provide consistent program, operational, and maintenance services.

Response to Comment B1-25

High school and college focus groups have indicted that the decision to attend Pierce College was negatively influenced by the run down appearance of the campus. Community leaders and residents also voiced concern about the College's poor appearance. As a result, the College determined that improvement of highly visible or extensively used areas on the campus was a priority critical to the future success of the College. Thus, the College's first two bond projects were the replacement of Parking Lot 7 and most of the campus perimeter fence.

Response to Comment B1-26

Pierce College intends to enhance land resources and re-establish the College as a center for urban agriculture by:

- Restoring Canyon de Lana as an ecological studies preserve.
- Renovating and expanding the Animal Sciences Units, field labs, classrooms, pastures, cultivated fields, and animal holding facilities. Building a new laboratory building for the agricultural disciplines that gives pre-vet, animal sciences, animal nursing, horticulture, botany, landscape architecture, and natural resource management students a modern facility to pursue their studies. Expanding agriculture demonstration programs, including viticulture and enology.
- Installing a new trail system for walkers, joggers, runners, and equestrians.
- Expanding the equestrian education program to embrace disciplines beyond western fundamentals that reflect the advanced English and western equestrian interests of this community and region. By removing and/or renovating deteriorated facilities and providing improved equestrian facilities that will attract and retain outstanding educators in multiple disciplines. Devising programs where students can progress from beginning advanced levels of their disciplines with or without owning their own horse. Establishing the Pierce College Equestrian Education Center at the forefront of equestrian education. Creating a covered equestrian events center that will serve as an educational centerpiece and a community and regional asset.
- Giving school children and their families a genuine, educational and entertaining destination to learn about the sources of their food and fiber and sustainable agricultural practices not just once a year at Farm Walk but throughout the year. By bringing back – in response to

popular demand - the produce stand as a community resource. By utilizing agriculture technology applications consistent with sustainable and responsible stewardship of the land.

- Keeping the land healthy, visually attractive, and vigorously agricultural. By establishing a strong balance of open space, improved, well-designed teaching facilities, and more shade trees. By removing parking from El Rancho Drive and lining the road with new fencing and California Pepper trees.
- Renovating or replacing the dilapidated facilities in the Horticulture area and seeking a partnership to share in the replanting of the entire area. By making visual improvements to the Pierce College Weather Station that has been recording and reporting Woodland Hills meteorological data for over forty years. By increasing the demonstration gardens and providing flexible field labs. By creating an inviting entry into the horticultural area from the central pedestrian walkway through campus and thereby exposing more students to the values and beauty of horticultural pursuits.

Urban agriculture is all of the above.

Also, please see the response to Comment A4-11.

Response to Comment B1-27

Please see the responses to Comments B1-6 and B1-11 for discussion of how public/private partnerships enhance academic programs.

Support facilities would include: a revitalized and expanded produce stand, irrigation and fencing for produce areas, a scientific laboratory facility that will provide internships and employment opportunities to Pierce students, new gardens and pathways, and new plant materials.

Response to Comment B1-28

Pierce College's facilities are aging. The fact that the most recent new building on campus is more than 20 years old and air-conditioning was just recently installed at Pierce College indicates the lack of improvements that have occurred over the years. The College was not in as dilapidated a state in 1981 when it accommodated over 23,000 students. Additionally, educational delivery methods are evolving, especially in relation to technology.

The public/private partnerships would provide educational enhancements that are not state or bond funded.

Response to Comment B1-29

All of the projects identified in Table 2-1 are scheduled to start construction after the anticipated certification of the Final EIR in late 2002 or early 2003. This is consistent with CEQA, which requires that a lead agency consider the significant environmental impacts of a proposed project and ways to mitigate or avoid those impacts prior to deciding whether to approve the project. It should also be noted that CEQA regulations do not, however, preclude discussions or negotiations prior to completion of an environmental document as long as no decision is made or action is taken by the lead agency that commits the lead agency to implementation or construction of the project.

Response to Comment B1-30

The new Agriculture/Sciences/Nursing laboratory Building would occupy the site where the bungalows are currently located. The Child Development Center would be located very close to the campus core area along a primary vehicular access corridor on a site that will allow young children to enjoy the educational and aesthetic benefits of adjacency to the “farm.”

Response to Comment B1-31

Campus food service is currently being evaluated and an independent food service consultant will be retained to assist with this process. It is logical that some food service would be located in the dormitories, which will be located (partially) on the site of the existing kitchen/cafeteria/dining rooms.

Response to Comment B1-32

Pierce horticulture teaching facilities, including the greenhouse, are separate from the small classroom building that may be built under a joint occupancy agreement by the horticulture partner.

Also see the response to Comment A4-13.

Response to Comment B1-33

Siting and design of the water reclamation facility has always been subject to completion of the campus-wide utilities infrastructure study. Progress on the water reclamation facility will be postponed in favor of exploring the delivery of treated water from the Donald C. Tillman Water Reclamation facility.

Response to Comment B1-34

The campus Sheriff's Station is a priority. The project was dependent on negotiations with the Sheriff's Department, who have partial responsibility for funding the facility. The project is scheduled for design in 2002 and completion in 2003. Also see the response to Comment B1-19.

Response to Comment B1-35

Please see the response to Comment B1-10 regarding the preferred location for the Equestrian Education Center.

The Equestrian Education Center has been sized to provide the facilities necessary to accommodate proposed educational activities, programs, as well as events of interest to the public and community.

The Equestrian Education Center will be used for educational purposes. Programs presented by guest exhibitors can be highly educational.

Please see the response to Comment B1-12 regarding parking structures.

Response to Comment B1-36

Curriculum inquiries are outside the scope of this EIR. Please see the response to Comment B1-12 regarding parking structures.

Response to Comment B1-37

Pierce College places equal importance on each of its many academic and other programs. Due to funding limitations under Proposition A, project priorities were determined based on such factors as anticipated growth, project location and proximity to other projects, present condition, scope and cost of work to be performed, etc. The College's physical education and athletics facilities have recently benefited from state and college funding for facilities upgrades such as new roofs, air conditioning and heating, flooring, a new fitness center, and other projects. The College hopes to take these renovation projects off hold as additional funding becomes available. Regarding public concessions, students supporting Pierce College athletics operate many concession activities and the athletic programs share in proceeds from civic center permits.

Response to Comment B1-38

There is no rush to demolish the Child Development Center. The new replacement facility is not scheduled for completion until 2005.

Response to Comment B1-39

Please see the response to Comment B1-31.

Response to Comment B1-40

Pursuant to state law, private entities that lease and occupy public property are subject to an in-lieu possessory interest tax analogous to the ad valorem property tax payable by owners of private property. Any applicable sales taxes, payroll taxes, etc. would be paid by the private entity without any reduction because of operating on public property. The private entity would be responsible for its own employees. Responsibility for the cost, installation, and operation of infrastructure and security is an item that would be negotiated in each joint occupancy lease. The College anticipates that any private tenant would pay for its fair share of such costs. The terms of the lease give control to the College as lessor, with the power to terminate the lease and evict the tenant if the permitted uses, maintenance requirements, or other lease covenants are not met by the tenant. Enhanced educational facilities and programs provided by the public/private partnerships could enhance the eligibility of Pierce students participating in these programs for transfer to the University of California. It is anticipated that all of the private entities participating in the joint occupancy leases will pay rent, in an amount to be determined based on their projected operating revenues, market rents, and other relevant considerations.

Response to Comment B1-41

Please see the response to Comment B1-6.

Response to Comment B1-42

Please see the response to Comment B1-6. “Reality-based teaching, learning, and research” refers to the opportunity for students and faculty to work and learn outside of the classroom in a facility that has as its goal furthering free enterprise.

Response to Comment B1-43

The partnerships would benefit the College by providing a revenue stream from the improvements to Pierce College land paid for by private enterprise. The land and improvements leased by the private partner would ultimately revert to Pierce College ownership.

Response to Comment B1-44

Please see the response to Comment B1-6. Additionally, Pierce College would join institutions such as Harvard University, MIT, Stanford, UC Irvine, etc., as institutions of higher learning that have joined academia and private enterprise in a way that has benefited the students, faculty, and community.

Response to Comment B1-45

Income generated on the campus would be able to stay on the campus. The budget committee for the College is the Pierce College Council. That body recommends to the College president.

Response to Comment B1-46

The AEPP is a community service for K-6 students. In years past, LAUSD sent school buses of children to Pierce College to learn where their food and fiber came from. This community exposure has been mostly reduced to the annual Farm Walk. The AEPP is an effort to revitalize an elementary educational experience – teaching children agriculture basics by means of interactive, manipulative touch, sight, and sound experiences. Community members fondly recall coming to the Pierce farm as children and bringing their own children to learn. This is a continuation of that beneficial early introduction to agriculture and Pierce College. College students may be employed by the AEPP operator. Additionally, the opportunity for College students to explain issues such as the production, processing, and marketing of food to groups of elementary school children would provide Pierce students with public speaking skills and the ability to bring together complex issues in a clear and effective manner.

Response to Comment B1-47

Please see the response to Comment B1-46. Also, the opportunity for students to work in a retail environment will allow them provide sales, marketing, and customer relation skills. The green belt may be further subdivided in the future because the College has not been able to find a suitable single farmer/grower for the entire acreage. Smaller parcels may prove to be more attractive to appropriate farmer/growers.

Response to Comment B1-48

The College is endeavoring to bring the open farmland along Victory into active cultivation and also preserve the Canadian Geese.

Response to Comment B1-49

The partner would need to be interested in a relationship with the College that provides the benefits identified in the response to Comment B1-6. The building may, for example, be occupied by laboratory and/or research activities of a biomedical or biotechnology firm. The building would have classrooms available for use by Pierce students.

Response to Comment B1-50

Please see the response to Comment B1-12.

Response to Comment B1-51

A partner has not been identified and a building design has not been developed. Also see the response to Comment A1-3.

Response to Comment B1-52

Community service is one of Pierce College's educational missions. Educational institutions are frequently the sites of private events. Neither community usage nor private events imply that the area would not be used for student education.

Response to Comment B1-53

The partner would build the classroom building and therefore, would use the classrooms for the education of their employees. Pierce students would be welcome on a space available basis. The partner classroom building is in addition to the other Pierce teaching facilities planned for the Horticulture area.

Response to Comment B1-54

All current Pierce parking spaces would remain or be relocated within the area. The partner would construct additional parking for their needs.

Response to Comment B1-55

Please see the response to Comment B1-6.

Response to Comment B1-56

Pierce staff, faculty, and students could attend classes. The text of the Draft EIR has been revised accordingly. Please see Chapter 2 of this EIR for the revised text.

Response to Comment B1-57

Programming and design plans have not yet been finalized.

Response to Comment B1-58

The horticulture education program would be located in several areas including the Horticulture area, the new Agriculture/Sciences/Nursing Building, and any outdoor space on campus that may serve as a living laboratory for horticultural learning. Also see the response to Comment B1-6. The horticulture education program would include courses in botany/soils, water resource management, irrigation systems, plant identification, garden design, arboriculture, organic gardening and pest management, urban farming, landscape architecture, turf management, and floristry. Also see the response to Comment A4-13.

Response to Comment B1-59

The viticulture program is a “real program” that the College is continuing to develop. Viticulture is currently taught at UC Davis, Santa Rosa Community College, and Hancock Community College.

Response to Comment B1-60

Classes offered in viticulture and enology include: Agriculture 729 – Viticulture Practices, and Agriculture 730 – Introduction to Enology.

Response to Comment B1-61

Please see the response to Comment B1-60. The professor is Dr. Hosni Nabi.

Response to Comment B1-62

Funding for the cafeteria won't be determined until a developer has been selected.

Response to Comment B1-63

The composition of the dormitories won't be determined until a marketing study has been completed.

Response to Comment B1-64

Students who reside in the dormitories could park in any of the existing or proposed parking lots that are available to students. No new parking exclusively for use of residents is planned as part of the Student Housing Partnership project.

Response to Comment B1-65

The private Warner Ridge (Bella Vista) development is not targeted towards the student housing market.

Response to Comment B1-66

Financial operating policies remain to be developed.

Response to Comment B1-67

The determination that there would be 600 occupants was based on a preliminary assumption that the 200 units would be split 50/50 between two-master-bedroom suites and four-single-bedroom suites.

Response to Comment B1-68

Pierce College hosts conferences and leases facilities for appropriate conferences held by parties from outside the College. Special sessions are topical meetings or retreats in addition to ordinary operations (e.g., Congress is holding special sessions).

Response to Comment B1-69

Comment noted. Local students may be accommodated in the dormitories.

Response to Comment B1-70

The Life-Long Learning Residences are not designated or defined as retirement homes.

Response to Comment B1-71

Although not all of the specific operating policies for the Life-Long Learning Residences Complex have been defined, should residents become reliant on third-party care, it is anticipated they would need to make arrangements for accommodation at other facilities. The residents would make these arrangements themselves, with ultimate responsibility residing with the management of the residential community.

Additionally, the following conditions have been established for the Life-Long Residences Complex. The Life-Long Learning Residences shall be used exclusively for providing housing to students and/or faculty 55 years of age or over. Spouses may reside within the unit with a qualifying student. In order for a student to qualify for residence within the facility, a student shall present proof of age and shall be registered for a minimum of six units per semester and/or enrolled in the Encore program for an equivalent number of units per semester. In order for a faculty member to qualify, he/she shall present proof of age and shall teach a minimum of six units per semester. A faculty member may also register for classes to meet the unit requirement, however a minimum of three units shall be met through teaching.

Response to Comment B1-72

The LLRC would not be incompatible in size or scale with surrounding land uses including residential neighborhoods in the vicinity of the campus.

Response to Comment B1-73

Adult education is part of the College program regardless where the classrooms are located.

Response to Comment B1-74

Several participation options are listed, not just cultural interests.

Response to Comment B1-75

The assumption that “this is being driven by the Teacher’s Union” is incorrect. Please see the response to Comment B1-6 for a discussion of the educational benefits.

Response to Comment B1-76

The LLRC would most likely be developed by a private developer to be selected through a District administered Request for Proposal process. The private operator would assume responsibility for project planning (in close association with the College), project financing, construction, and ongoing project management. The land on which the LLRC would be developed would be leased to the operator by the College.

Response to Comment B1-77

Warner Ridge (Bella Vista) is a private development that would serve a different purpose and market than the LLRC. The LLRC is predicated upon the occupants living and participating in an integral educational setting.

Response to Comment B1-78

The construction scenario was intended to give the reader an approximate picture of the order and timing of projects as they are implemented over the next 7 to 8 years. It was based on the schedule developed by Swinerton Management and Consulting, the Project Manager for the

Pierce College Proposition A Bond Program, and was the most current schedule at the time the Draft EIR was prepared. The construction scenario developed by Swinerton is consistent with industry standards for public education projects. It should also be recognized, as stated on page 2-24 of the Draft EIR, that the construction schedule is flexible and may be revised periodically to better accommodate the progress of construction. As a consequence and given the fact that there are approximately 33 new construction and renovation projects identified as part of the Master Plan, a detailed construction schedule is beyond the scope of this EIR. It should also be noted that the approximate start and end dates for each of the Master Plan projects are also identified in the fourth column of Table 2-1.

Also, site surveys and soil tests are performed at the inception of the design phase, well ahead of construction.

Response to Comment B1-79

The educational needs of needs of Piece College students as well as the goals and objectives of the Master Plan are considered when developing the overall construction schedule. In addition, priority is given to new projects that need to be completed in order to accommodate relocated programs. Minimizing disruption to existing programs is also considered in developing the construction schedule.

Response to Comment B1-80

Comment noted.

Response to Comment B1-81

Comment noted. The list of related projects has been revised accordingly (see Chapter 2 of this Final EIR for the revised list of related projects).

Response to Comment B1-82

Comment noted. The list of related projects has been revised accordingly (see Chapter 2 of this Final EIR for the revised list of related projects).

Response to Comment B1-83

The Master Plan would convert approximately 12 to 13 acres of Prime Farmland to accommodate the new Equestrian Education Center and Child Development Center. The 12 to

13 acres represents less than 5 percent of total designated Prime and Unique Farmland acreage on the campus. The proposed facilities would benefit Pierce students and the community. Other proposed projects under the Master Plan would preserve or enhance remaining agricultural acres and programs.

Also see the responses to Comments A4-6 and B1-10.

Response to Comment B1-84

Please see the responses to Comments B1-83 above.

Response to Comment B1-85

Please see the response to Comments A4-11 and B1-6.

Response to Comment B1-86

Faculty and the administration are making efforts to ensure a viable agricultural program at Pierce College. Substantial programming and design efforts are underway to ensure the farmland is not underutilized. The College's commitment to a viable agriculture program is evidenced by three workshops with faculty, community experts, and agriculture faculty from around the state that were conducted and site visits to UC Davis, Cal Poly San Louis Obispo, and Cal Poly Pomona. The Master Plan and bond funded projects further demonstrate that commitment.

Response to Comment B1-87

The preferred site for the Life-Long Learning Residences Complex would not require the use of any agricultural land.

Response to Comment B1-88

Please see the responses to Comments A4-38 and B1-83.

Response to Comment B1-89

The appropriate programs would all be accommodated under the Master Plan. More than adequate land would remain for all of the agriculture programs.

Response to Comment B1-90

Please see the responses to the comments above including A4-11, B1-86, and B1-89.

Response to Comment B1-91

Please see the responses to Comments A4-38 and B1-83.

Response to Comment B1-92

Please see the response to Comment B1-21.

Response to Comment B1-93

Please see the response to Comment B1-21.

Response to Comment B1-94

Please see the response to Comment B1-21. Also, the Canadian geese mitigation measures specify that areas designated for enhancement for foraging or resting shall be appropriate for limiting human disturbance and that the planting plan shall specify methods for limiting human disturbance. It should also be recognized that the areas on the campus currently and in recent years frequented by Canadian geese are not pristine and free of human disturbance or activities. In fact, the Canadian geese have been known to frequent the athletic fields in the northeast corner of the campus.

Response to Comment B1-95

CEQA requires that the Lead Agency, i.e., the District, adopt a Mitigation Monitoring and Reporting Plan that outlines the procedures for ensuring that mitigation measures proposed in an EIR, or Mitigated Negative Declaration, are faithfully implemented.

Response to Comment B1-96

The remaining agricultural land south of El Rancho Drive as well as along Victory Boulevard would be logical areas to target for enhancement.

Response to Comment B1-97

The College or its designees will be responsible for executing the mitigation measures identified in the EIR. Although no “penalties” or fines are prescribed by CEQA for failure to execute adopted mitigation measures, to do so would be a violation of CEQA, and a basis for potential enforcement action.

Response to Comment B1-98

It is not always possible, because of cost or other constraints, to schedule grubbing or tree removal outside of the bird breeding season. If construction occurs during the breeding season, other measures are proposed, e.g., flagging off areas where nesting birds are present, to ensure impacts are minimized. These measures are permissible, standard practice, and are consistent with the measures proposed by the California Department of Fish and Game in their response to the EIR Notice of Preparation (see Appendix A of the Draft EIR).

Response to Comment B1-99

Please see the response to Comment B1-98 above.

Response to Comment B1-100

Please see the response to Comment B1-23 above.

Response to Comment B1-101

Please see the responses to Comments B1-23, B1-94, and B1-98

Response to Comment B1-102

Comment noted. Also see the responses above.

Response to Comment B1-103

Comment noted. Also, please see the responses to Comment B1-6 above.

Response to Comment B1-104

Please see the response to Comment B1-12.

Response to Comment B1-105

Comment noted. Also see the responses to Comments A4-15, B1-11, B1-75, and B1-77.

Response to Comment B1-106

Comment noted. Also see the response to Comment B1-10.

Response to Comment B1-107

Comment noted.

Response to Comment B1-108

Comment noted.

PIERCE COLLEGE

COMMENTS

Comment Letter C1

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept. 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

1. What environmental issue(s) do you feel have not been considered, or adequately addressed, in the Draft EIR for the proposed Pierce College Master Plan?
2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

First of all, thank you for the informative
workshop. ~~and~~ My major concern is
traffic and pollution for the proposed
plan, even though I will be long gone
before the plan begins construction.
Which brings me to my last comment.
It is too bad I won't be able to
enjoy the new classrooms and benefits
of this plan.

C1-1

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Blvd.
Los Angeles, CA 90017

***RESPONSES TO WORKSHOP COMMENT SHEET FROM ANONYMOUS SOURCE
(COMMENT LETTR C1)***

Response to Comment C1-1

For a detailed discussion of traffic, the reader is referred to the Transportation/Traffic section of the Draft EIR and the responses to Comment Letter A2 in this chapter. It is anticipated that most of the traffic impacts of the increase in enrollment and employment that could occur under the Master Plan could be mitigated to a level of insignificance.

During construction, there could be significant but temporary air quality impacts. The additional traffic generated by increases in enrollment and employment could also result in increased pollutant emissions, a significant impact. To reduce traffic and resulting automobile emissions, the College will implement additional Transportation Demand Measures. A detailed discussion of construction and operational air quality impacts is provided in Section 3-4 of the Draft EIR.

PIERCE COLLEGE

Comment Letter C2

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept. 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

1. What environmental issue(s) do you feel have not been considered, or adequately addressed, in the Draft EIR for the proposed Pierce College Master Plan?
2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

#1 priority should be security for the student.
There should be more light, escort, or a shuttle
to help the student to their destination.

C2-1

Thank you.

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Blvd
Los Angeles, CA 90017

***RESPONSES TO WORKSHOP COMMENT SHEET FROM ANONYMOUS SOURCE
(COMMENT LETTR C2)***

Response to Comment C2-1

Comment noted. The safety and security of Pierce College students and employees is a priority of the College administration and the District. Recent security improvements include the new sheriff's contract and facilities, the renovation of parking lot 7, and additional blue emergency phones. Plants that obstruct the line of sight are also trimmed to improve safety and security.

Comment Letter C3

Pierce College

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept. 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

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2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

I believe this master plan will be of great benefit to the college as its improvements will attract many students & parents to have their children be in this type of environment. The Draft EIR was very thorough (as far as I can see) & it completely addresses the environmental concerns that opponents may have. The biggest ~~concern~~ ^{attraction} I believe to this plan is its emphasis on agriculture & the importance of bringing it back to the college. I look forward to seeing the change in the college.

C3-1

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: Melanie Aguero Phone: (518) 340-3945
 Address: 23052 Lull St.
 City: West Hills State: CA Zip: 91307
 Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
 Facilities Planning and Development
 Los Angeles Community College District
 770 Wilshire Blvd.
 Los Angeles, CA 90017

***RESPONSES TO WORKSHOP COMMENT SHEET FROM MELANIE ARGUERO
(COMMENT LETTR C3)***

Response to Comment C3-1

The comment in support of the Master Plan is noted

Comment Letter C4

Pierce College

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept. 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

1. What environmental issue(s) do you feel have not been considered, or adequately addressed, in the Draft EIR for the proposed Pierce College Master Plan?
2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

FIRST IF ALL I THINK IMPLEMENTING A DRAFT EIR IS A GREAT IDEA.
I KNOW ALL THESE ISSUES ARE BEING TAKEN INTO CONSIDERATION,
BUT HOW WILL ALL OF THIS AFFECT THE SURROUNDING
BUSINESSES & POSSIBLY PEOPLE LIVING AROUND. IS THERE
SOME SORT OF CONSENSUS WITH THEM?

C4-1

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: ERNESTO BALLYOT Phone: (619) 251-3735
Address: 1848 EDGECLEIFF AVE
City: SYLMAR State: CA Zip: 91342
Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Blvd.
Los Angeles, CA 90017

***RESPONSES TO WORKSHOP COMMENT SHEET FROM ERNESTO BAWYOT
(COMMENT LETTR C4)***

Response to Comment C4-1

No significant impacts are anticipated to surrounding businesses. It is possible that some local businesses, e.g., restaurants or retail establishments, could in fact benefit from increased patronage as the student and employee populations increase with implementation of the Master Plan.

The commenter is also referred to other comment letters from members of the public provided in this chapter for information on local neighborhood concerns.

Comment Letter C5

Robert and Shirley Blessing
5901 Kelvin Avenue
Woodland Hills, CA 91367

September 9, 2002

TO: W. Andrew Dunn
Director of Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Boulevard
Los Angeles, CA 90017

RE: LOS ANGELES PIERCE COLLEGE FACILITIES MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT
State Clearinghouse Number 2002021004

PIERCE COLLEGE MASTER PLAN, on the first page of DEIR under the heading:
ABOUT THE WORKSHOPS:

Our concerns are that the public is misled when it states as follows: Experts will be available to answer questions about Master Plan/Project Description, etc., etc. Unfortunately not all "experts" were available. The most important ones absent were "Agricultural Experts" to explain to the public why they want to diminish Agricultural Lands for the benefit of Proposed Private Partnerships (that are not funded) and give up on Agricultural Education. The entire Master Plan's description attempt to show how each of these Proposed Private Partnerships may include some small component to benefit Agricultural and Academic Education. It fails miserably in making it's case for Private Partnerships.

C5-1

Our opinion is that the DEIR Workshops ended up being a "Private Dialogue". There was never the opportunity for a public forum whereby - we the public - can come together as one to hear a presentation by the College as to why the College is so vigorously promoting various projects, specifically their Public/Private Partnerships. If the College had given a formal presentation - at least at their second workshop - then if we the public were allowed to openly voice our responses to their presentation, it would have enabled the college and the public to have had a meaningful exchange of ideas. Instead the format was a private conversation, done in this manner, an individual approached one of the tables - manned with an expert or two, representing administration, faculty or hired consultants. The experts would ask do you have any questions regarding their beautiful, colorful charts or graphs. At the second workshop, some of us believed that when the Workshop stated that the public would have the opportunity to have an open dialogue and that it would be officially recorded for the DEIR, it turned out to be a private recording - one on one again, with 2 administrators listening to our comments. My question is why is the College not willing to have open dialogues. This format was also true for the NOP Workshops in Feb. '02 and the workshops of Oct. 2000. Always a private dialogue, one on one, not an open public hearing.

C5-2

Responses to THE SUMMARY

DEVELOPMENT OF THE MASTER PLAN -S-2 - refer to Paragraph 1.

Having attended the symposiums - my impression is that the attendees were overwhelmingly in favor of expanded and updated agricultural educational programs and using the open space as an agricultural teaching laboratory and not use it for Private Enterprises to operate their businesses on publicly owned open space/agricultural lands.

C5-3

Does anyone realize that this type of Private Partnerships eliminates property taxes and perhaps other taxes to the City, County and State. What a Bonanza for the Private Business. What a loss of moneys for Education and the Public.

C5-4

Page 2.

In the last sentence of paragraph 1 - in S-2 it says that 10,000 invitations were sent out for the Workshop of March 2000, why then for these most important DEIR workshops only 2,299 notices were sent only to those within a 1000 feet of the College? This DEIR is of concern to not only the West San Fernando Valley but in surrounding areas and Counties. It would be nice if the LACCD woke up to the fact that Pierce was once considered the "Jewel of the Valley". If the College stayed focus on the Goal of Revitalizing Pierce College with the Bond Money from Proposition A, all of the 11 New Construction Projects, the 17 Reconstruction, Renovation and Modernization Projects, and most of the Demolition Projects would be achieved. Pierce would again be the Jewel of the Valley and beyond.

C5-5

In the 2nd paragraph of S-2 as in other sections of the DEIR it is stated, the public had the opportunity to decide on three alternate Master Plans Concepts. This is a fallacy. The public was required to state which of three sites for the same projects did they prefer to have the same project built! The option to delete or include other plans was *never* an option. A true alternative would be to complete the projects funded by Proposition A and delete all the so-called public-private partnerships. This alternative was never considered.

C5-6

S-4 PROJECT OBJECTIVES

Bullet 3 - states - Provide Facilities to allow Pierce College to support projected enrollment in the year 2010. The DEIR states this is 23,252 students. At a recent meeting a college V. P. stated that in the past enrollment was in excess of 25,000 students. Amazing that 25,000 plus were educated in the existing facilities!

C5-7

S-6 - PROJECT DESCRIPTION

1st paragraph - the goal of the College is 23,252 students by year 2010. It will be far greater than that. This opinion is based on a statement by Pres. Young in the Sat. Sept. 7th, 2002 edition of the Daily News. Pres. Young Stated that enrollment has jumped 4% to more than 19,000 students from last year's 18,118 students. Based on the prediction of at least 4% growth should be greater than 26,000 students by year 2010. With overflowing schools in LAUSD, you need to be able to accommodate a constantly increasing enrollment of students. Do not encumber valuable land with Private Businesses.

C5-8

Your figures on projected enrollment throughout the DEIR need to be revised to reflect this higher enrollment and what will be needed for parking spaces and other facilities.

S-7-ALTERNATIVES TO THE PROPOSED PROJECT

S-7.1 - NO PROJECT ALTERNATIVE

Is a misleading statement - the Taxpayers approved the Bond -Proposition A - The College has been funded for everything but the Proposed Private Partnerships. The money has to be used for those specific projects as was previously described (S-2) or is their a mechanism to return it to the public.

C5-9

S-7.2 - ALTERNATIVES CONSIDERED DURING THE MASTER PLAN PLANNING PROCESS

Alternatives a, b and c - refer to our previous comments in S-2.

C5-10

S-7.3 - ADDITIONAL ALTERNATIVES DEVELOPED for this EIR

- a. **Alternative Land Use Scenario** - has been covered on our statements in S-2, also holds true for S-7.1 and S-7.2. It is suggested that the real alternative of performing the projects funded by proposition A be incorporated.

C5-11

Page 3.

S-7 - cont.

b. **Alternative Enrollment Growth Scenario** - future growth figures need to be revised to reflect our comment in S-6. In addition it is still the same old refrain in this paragraph - "decreased budget shortfalls due to a variety of reasons don't give the college's enough money". Somehow you will manage - maybe using some of your reserves.

C5-12

S-8 - AREAS OF CONTROVERSY - again a misleading statement -

Development of open space/agricultural land for Private Partnerships to bring their business ventures on to land zoned open space/agriculture is not permitted by LAW. It is not only controversial but is not in conformance with legal requirements. The open space/agricultural land serves a purpose, the land is used as a Teaching Laboratory for Agricultural Education, just as other Laboratories are used for Chemistry, Biology and Computer education. The following attachments justify the Land as a Teaching Laboratory. See Attachment 1 - Careers in Agriculture - published by Monsanto for FFA. See Attachment 2 - Facts on California's #1 Industry - Agriculture

C5-13

S-10 - SUMMARY OF ENVIRONMENTAL EFFECTS AND MITIGATION MEASURES

Table S-2: can not and does not address the significant environmental impacts that can not be mitigated. This is primarily attributed to *Unfunded Proposed Private Partnerships*. A Programmed DEIR can not evaluate the environmental impact or mitigation measures necessary for unknown leasee for all their requirements or their impact in future growth. For example one known leasee is substantially changing the requirements of their project which encompasses a minimum of 12 acres of Open e/Agricultural Lands. Unfunded Proposed Private Partnerships as described in this DEIR, needs to be addressed in a separate DEIR. The cumulative effect off nine different Partnerships would most likely result in irreversible significant and/or insufficient unmitigated environmental impacts to the College and the surrounding Communities. It certainly will diminish the quality of life for both residents and businesses

C5-14

Responses to: **CHAPTER 2 - PROJECT DESCRIPTIONS**

2-1 - PROJECT OBJECTIVES - Some of the eight objectives as listed are not achievable, they are based on invalid assumptions, because they are based on yet to be determined factors for the proposed Private Partnership, i.e. The Horticulture Partnership has included an amphitheater seating 1200, without indicating parking requirements. The Private Partnership AEEP (Pizza AG/Entertainment Center) appears to be constantly changing its scope of operation - Refer to Comment above in S-10. These and others need to be reevaluated as to their environmental impacts as well as a few of the projects in the Master Facilities Plan need additional data, i.e. - seating for 200 in the N. E. corner of the College (playing fields) and its associated concessionaires.

C5-15

2-3 - PROJECT DESCRIPTION

2-3.2 - PARTNERSHIP PROJECTS - page 2-21 - The five Criteria are not valid i.e. 3rd criteria) - The college is an Education Institution - it is not established to provide business investment opportunities. 5th criteria - Generating discretionary money, does not lessen the taxpayers burden - it raises red flags of money not being used for educational purposes.

C5-16

On Page 2-23 - **Student Housing Partnership and life-Long Learning Residences Partnerships** - should give an indication of possible revenues expected for the College's discretionary income. Will any or all of these units provide low cost or subsidized housing? Last paragraph on page 2-23 - gives the indication that all you need to be eligible for Senior Housing may be to only participate in your own private activity!!! Is this true?

C5-17

Page 4

2-5 - RELATED PROJECTS AND CUMULATIVE DEVELOPMENTS

Table 2-2 - List of Related Projects - contain inaccuracies, i.e. - ID # 18 - Bella Vista Apartments - correct your figures - Phase 1 - is 3 stories high - 125 units Phase 2- is 4 stories high - 475 units.

C5-18

The DEIR's that we have perused in the past twenty years or more, our observation has been that the approved mitigation concerning transportation, car, pools, the relief from traffic congestion, etc. in the development of major projects are not usually met but are only acerbated. The mitigation measures in ID#1 and 2 and 3 is still a long way from being approved and completion is but a dream!

C5-19

Responses to various issues presented on pages S-17 to S-39 in:

Tables S- 2; Summary of Impacts and Mitigation Measures -
and

Appendix A - pages 8 to 24 -

DEIR Section 3-2 - Visual Resources (Aesthetics) - Visual Quality,

Characteristics & Resources are substantially altering the scenic vistas, dramatically altering the use and uniqueness of the Open/Space/Agricultural Lands, eliminating mature trees that will be replaced with trees in 5 gallon containers and other vegetation, thereby reducing the Visual Aspects to a level of significant environmental impacts that can not be mitigated to a level of insignificance.

C5-20

Artificial Light - Yes, increased artificial light is needed for increased safety, however at the same time it significantly alters the scenic vista for the residents south of the college by the introduction of increased lights and glare.

C5-21

DEIR Section 3-3 - Agricultural Resources - Your determination that Agricultural Resources is not significant is grossly in error. You use pages S-17, S-18 and half of page S-19 on Aesthetics on Visual Resources and devote a half page to your most important asset Agricultural Resources which should be fully utilized for present and future education. We consider the dramatic changes indicated for the Open Space/Agricultural Lands the most significant environmental impact. Your plans for elimination of Open Space/Agricultural Lands is an insult to those in City and the County and elsewhere who would like to pursue Agricultural Education - (see Attachment 1 for Education Occupations) and to the community that utilizes your community service programs and enjoy the uniqueness of the Open Space/Agricultural Land (please be reminded what the name Community College means). You need to open your eyes, your mind, your ears to why you have under utilized your agricultural resources. Private Partnerships such as the Pizza Farm, Equestrian Events Center and Science Private Partnerships do not benefit agricultural education or enhance your land resources.

C5-22

C5-23

DEIR Section 3-4 - Air Quality - the emissions from the Manure Depository has not been adequately addressed to a level of not being an Environmental Impact on the Air Quality. Nor is the impact of the emissions from Buses, Horse Trailers, Motor Homes (Campers and Trailers) and Food Concessionaires been addressed in this section.

C5-24

There must be someone available at all times to properly monitor that AG-1 through AQ-8 to assure that the mitigated measures are adhered. Our experience has been that these conditions are usually not met. Additionally Valley Fever has not been addressed. It can be a potentially significant impact.

C5-25

C5-26

DEIR Section 3-5 -Biological Resources - The migratory birds, especially the Canada Geese are beginning to leave the fields because of lack of food supply. To remedy this, the agricultural lands need to be restored as a Teaching Laboratory and provide the grains needed to feed their livestock. The residue provides food for the Geese and other migratory birds. The construction for the facilities needed for the Private Partnerships will have an unmitigated significant impact on the resources that Pierce has. It is a misnomer for the DEIR to consider it insignificant.

C5-27

Page 5

Section 3-5 - Biological Resources cont.

BR-3 - removing large mature trees and replacing them with trees in 5 gallon containers is outrageous. It is an extremely significant environmental impact, replacement trees require large boxed specimens.

C5-28

BR-4 - The College has indicated that mature trees will be removed in this area. This has not been significantly mitigated.

C5-29

DEIR Section 3-7 - Archaeological Resources

Requires an expert to be available on site to monitor the excavations.

C5-30

DEIR Section 3-8 - Paleontological Resources

Requires the same conditions as 3-7.

C5-31

DEIR Section 3-9 - Geological/Soils/Seismicity

Geological/Soils requires the same conditions as 3-7 and 3-8.

C5-32

The Kelvin Earthquake Fault has been omitted. Why?

C5-33

DEIR Section 3-10 - Hazardous Materials The letter dated Feb. 8th from the Dept. of Toxic Substances Control's items 1 and 2 have not been addressed, they are a large portion of Open Space - South of Victory and West of Mason St. entrance to the campus. Item 4 -requires the same condition as 3-7, 3-8 and 3-9.

C5-34

Appendix E - A Hazardous Materials Database - is not valid because it has to many "not reported" responses listed for items requiring a report. Some of the referenced sources of data provided information with the caveat that reliable Data be obtained by *specific tests* on site. i.e. well drilling to study water flow. Who will do all the on site testing for Hazardous Materials.

C5-35

C5-36

DEIR Section 3-11 - Hydrology and Water Quality

Flood Plains & Drainage - FD-1 - a) The large amount of building on the Western Campus from Private Partnerships is a significant impact in eliminating much needed rain water from percolating back into the soil.

C5-37

b) The drainage from the community south of the college drains underground through the campus to City Storm Drains on Victory Blvd. Construction may seriously damage the underground drains. Occasionally this drainage can not be handled by the underground drains resulting in flooding of the low areas where the child development center is to be located. Both a and b require mitigation measures to ensure that the underground drain pipes are not damaged.

C5-38

APPENDIX A - the letter dated March 1, 2002 from the Dept. of Fish and Games - Page 4 - Item 4 has not been addressed.

C5-39

The March 7th letter from the County Dept. of Public Works under Watershed Management has not been sufficiently addressed.

C5-40

DEIR Section 3-12 - Land Use and Planning - has taken the material in Section 3-12 on pages 3-121 thru pages 3-137 and condensed it to a half page on page S-33. The entire section 3-12 is determined to be at a level of not significant and that no mitigation is required. It deviates from established City Zoning Codes for OS-1XL and PF-1XL, a significant impact to the environment. Changing this zoning would set precedent to remove similar zoning restrictions in other parts of the City. To accommodate the College's need to change zoning height restrictions for the Proposed Private Partnerships in the PF-1XL area, they use the phrase that it serves the academic nature and mission of the college. For Proposed Private Partnerships in the OS-1XL area they use the phrase that it would be educational in nature and support the academic mission of the college. These are phrases to validate their persistent goal to achieve the Proposed Private Partnerships on campus.

C5-41

Page 6

Land Use and Planning - cont.

They are not part of the academic and educational mission of the college To allow these zoning changes impose a more than significant environmental impact that can not be mitigated because it forever changes the campus and the community with the loss of the *colleges most valuable asset, the land, and changes the uniqueness of Pierce College forever.* The zoning changes should not be allowed.

C5-41
(cont'd)**DEIR - Section 3-15 - Public Services**

Police Protection - needs further mitigation to protect the community from the impact of activities from the variety of activities that will occur in the Covered Events Center that has seating for 2500 people and an adjacent open terraced area seating 1500 people. For example the Equestrian Events can accommodate space for 300 horses a host of campers, trailers and other vehicles, this presents potential problems for the community. Although the college may implement Special Events Security, this does not protect the surrounding community. What sort of Police Protection be provided for the Proposed Private Partnership for Student Housing? At times the dorms will be used for special meetings and conventions. Will they need special policing? Will alcohol be allowed on Campus? How will late night student parties be monitored? All of this may affect the community, therefore this should not be labeled not significant. The above issues need a higher standard of mitigation.

C5-42

Fire Protection - You do not indicate if you will add additional fire hydrants on and off campus. Will you have adequate water pressure for a major fire on campus? In situations where the campus is filled to capacity (see above under Police Protection) will the Fire Department's apparatus have easy access to put out fires? Will potential development in the Horticulture area and in the orchards be readily accessible to Fire fighting equipment? We believe further mitigation is warranted for Fire Protection.

C5-43

DEIR - Section S-16 - Transportation/Traffic/Parking - the 1st paragraph states the **Transportation Demand Management Measures**. The measures you have indicated are not successfully mitigated throughout the City. Why would these measures work at Pierce College? Students and visitors to the College avoid parking fees by parking on adjacent streets to the College. In the past when enrollment was far greater than the present time, students parked South of the College on Oxnard Street or in the surrounding neighborhoods both north and east of the College. How will you mitigate solo drivers who park on City Streets, meet with other solo drivers and then carpool together? This scenario is done on the streets adjacent to Freeway Ramps. Present mitigation measures have not been successful. If you present measures had been successful, we would not experience horrendous daily congested Streets and Freeways. You need to come back to the Public with better and proven mitigation measures. **Intersection Improvements - How much will it cost? Who will pay for it?**

C5-44

C5-45

PARKING REQUIREMENTS as covered in S-2 - paragraph 2 - Future growth on campus would increase the demand for parking. Your mitigation measures are so woefully inadequate they border on the ridiculous. Refer to projects listed in your attached TRAFFIC AND PARKING STUDY FOR THE DEIR as outlined on page 76 - Table 21. For the following reasons your table for parking requirements is extremely inadequate. i.e.

1. Child Development Center - 40 spaces to accommodate 36 staff members - anticipated enrollment up to 250 children - classes starting at 8 a.m. - parents will most likely be arriving close to opening hours, they can not just drop off their children, they will need to park, and take their children inside. Where do they park?

C5-46

Page 7

Parking Requirements - cont.

2. Equestrian Exhibition/Events Center - 1,012 spaces allotted to accommodate the following components as outlined under Project Descriptions - page 2-12 thru 2-14:
 - New Covered Exhibition/Center - will provide permanent seating for 2500 persons. C5-47
 - Special Events Kiosk and Concession Area - provides no parking for vehicles serving these venues.
 - Stables/Barns - New Stable/Barns -Each Stable would provide 28 stalls - How many stables will there be? In addition there will be up to 300 stalls constructed to stable show horses - imagine the number of parking spaces need for a major event. C5-48
 - Horseman Fundamentals - Where will their participants park? C5-49
 - Terraced seating for approximately 1500 persons. Where do they park? C5-50
 3. AEEP - 60 spaces to accommodate the Pizza Agri-entertainment Center with their business plan projecting there goal of up to 50,000 visitor a year and the Produce Stand. Where do they all park? C5-51
 4. Science Partnership - 400 spaces -for an unknown partnership, may prove to be insufficient. C5-52
 5. Horticultural Partnership - 40 spaces for Horticultural Education - which also includes a amphitheater seating 1200 persons. Where will everyone park? C5-53
 6. Student Housing Partnership - no connected parking - if most students have there own parking, they most likely will want it very close to the dorms, not someplace on campus. You may also need the adjacent parking to accommodate the student housing when it is used for conferences and/or conventions. Where will they park? Where will the service vehicles park for the Student Housing Cafeteria? C5-54
 7. Life Long Learning Residence Partnership - 394 parking spaces allotted - using projections from San Diego's requirements. The San Diego Guide is not pertinent to our needs - San Diego Has good public transportation. How will you accommodate the active over the age of 55 residents and their guests who will most likely need parking for vehicles such as SUV's, Campers and Motor Homes. C5-55
- In Conclusion for Section 3-16 - You have co-mingled LA City Code requirements for parking with projections for what Pierce's need for parking spaces. Whichever standard you apply, the parking is an unmitigated environmental impact. C5-56

DEIR Section 3-17 Public Utilities -

- Water Supply - Who pays for the additional pipes, drains, etc. and what is the total cost of this? I do not believe you have sufficiently covered the Department of Fish and Games requirements on Water. C5-57
- Wastewater - We believe the sewer system is operating at full capacity. How will the increased sewage be mitigated? C5-58
- Solid Waste - What measures are in place to mitigate where you will dump your increased Solid Waste. Our Landfills are operating at almost full capacity. C5-59
- Storm Drains - we are of the opinion that the full Development of the Master Plan between De Soto and Mason Street - South of Victory Blvd. has not been mitigated to a level of insignificance. It won't be able to accommodate a deluge from either a 50 or a 100 year flood. In the past an extremely heavy rainfall has inundated adjacent streets to the campus. C5-60

The DEIR should not lump unfunded Proposed Public/Private Partnerships into this document and should only address the requirements of the Planned Projects that are being Funded by the Bond money from Proposition A. We all should focus on making this a premier Education Community College and not a site for business development. C5-61

Respectfully submitted,

Shirley B. Blessing

Shirley B. Blessing - Liaison to Pierce College for the Woodland Hills Homeowners Organization
Robert R. Blessing - Area 1 Representative for the WH/WC Neighborhood Council

Robert R. Blessing

Public Comment
(submitted by Shirley Blazang)

The Draft Environmental Impact Report (DEIR) is now available for your responses.

This is your last opportunity to respond to the DEIR that has been prepared for the Pierce College Facilities Master Plan. This document when finalized will determine how the anticipated growth of: 1)The student population, 2)The numerous anticipated public/private developments, 3)Student dormitories and 4)Housing for approximately 250 housing units for Seniors can co-exist on the campus. The cumulative effects of all the projects listed in the DEIR represent a dramatic change to Pierce College and to the West Valley. Pierce is a Community College that many of us consider to be "A Jewel in the Valley". **Your responses to the DEIR will determine Pierce's Future. Please respond to the DEIR to voice your opinion on what you consider the positive and negative aspects of this document.**

DEIR's are a requirement for all nine Los Angeles Community Colleges to use the money that you the tax payers voted for in the Proposition A Bond Measure. This Bond measure gave the Colleges 1.245 Billion Dollars to be used to repair, rehabilitate and modernize facilities at all nine campuses. Pierce College was allocated 166,000,000 dollars to revitalize a campus that had for many years been neglected and needs to be rehabilitated, repaired and modernized.

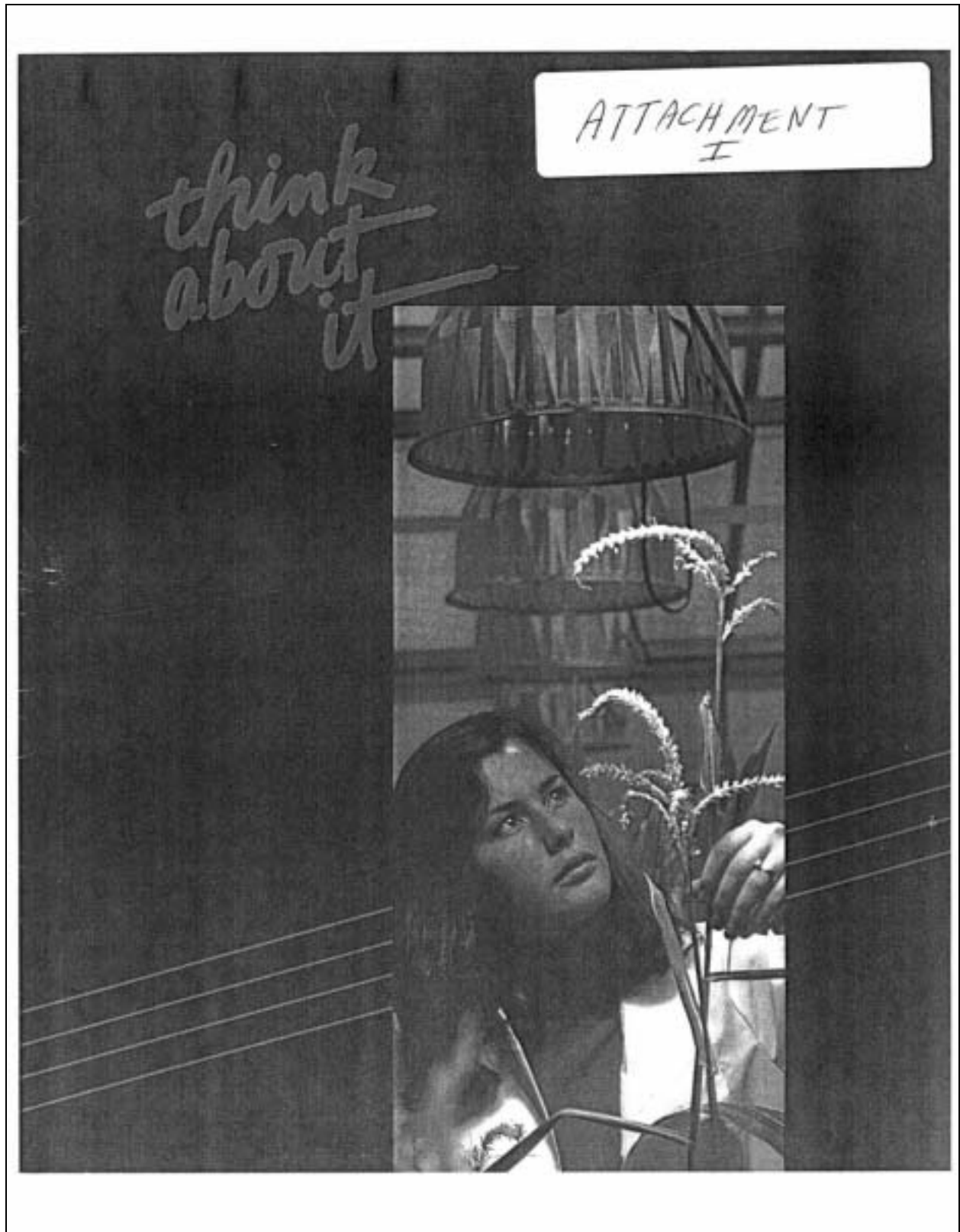
Beginning on page 2-6 in the DEIR there are more than 40 Proposed Master Plan Projects listed. The Master Plan Projects are split into 4 major categories. They are as follows:

- a. 11 New Construction Projects.
- b. 17 Reconstruction, Renovation and Modernization Projects.
- c. 8 Projects slated for demolition.
- d. 9 Public/Private Partnerships Projects.

The Proposed Master Plan Projects as presented in the 40 page summary of the DEIR, on the surface, appear to be welcome changes and additions to the Campus, however as one continues to read the entire DEIR, a document of over a 1000 pages, **RED FLAGS** and many troubling questions arise concerning numerous projects, for example:

- In the past Pierce, on the existing campus, educated over 25,000 students. The Proposed Master Plan projects are expected to be completed by the year 2010. The DEIR states that with the completion of all the proposed changes to revitalize, rehabilitate, repair and modernize the College the anticipated enrollment of students will be approximately 23,000 (a drop of 2000) !!!
- The existing flat open space north of El Rancho Road and South of Victory Blvd. will change dramatically with Proposed Projects, essentially eliminating a prime area for an Agricultural/Teaching program.
- A Partnership with a Pizza Agricultural/Entertainment Center modeled, managed and operated by the company that now runs a similar program on the Fresno Fairgrounds. This project may include a U-pick area, corn maze, pumpkin patch and other venues. Fully operational, the project will most likely have up to 60 school buses per day plus vehicular traffic. On weekends, this venue will be open for the public to use.
- A Covered Exhibition/Events Arena, open seven days a week, 3 stories high, seating 2,500 persons is proposed to supplement the "new and improved Equestrian Education Center and to be used for "OTHER EVENTS" The Arena is almost the same size as the LA Equestrian Center. Additionally this complex will have an open terraced area, seating 1500, stables for 300 horses, and numerous other types of facilities to support this Complex. To fully understand the extensive scope of this project, please read pages 2-11 to 2-14 in the DEIR.
- The above two projects, necessitate parking for Buses, Cars, horse trailers and other vehicles. It is our estimation that the DEIR's proposed parking for the above two partnerships, is woeful inadequate.
- In addition the area South of Victory will have a Produce Stand, Child Development Center and the Sciences Partnerships. It will probably need more than 500 parking spaces, again the DEIR's figures are inadequate.
- What I have touched on is only "the tip of the iceberg" for example: How does the Life Long Learning Residential Partnership for Senior Housing, with 250 units, average square footage is calculated to be 1300 sq. ft., benefit the College? Included in the project will be an exercise room, a swimming pool, community rooms and classrooms for the use of the occupants. Public land *should* not be privatized for housing.

We, the taxpayers are financing the cost of this DEIR. We would like the revitalization of Pierce to benefit Education Programs, Improve the campus and be beneficial to the College and the West Valley Community. Please contact WHHO Board Members for additional information. Express your comments to Elected Officials.



it's more than you ever imagined

The opportunities are wide open.
 Approximately 22 million people now work in agriculture and ag related fields. But only 10% are directly involved in traditional farming. The rest work in agribusiness, communications, science, government, education, processing and distribution, marketing and sales, as well as dozens of other occupations which serve the farmer or the total agricultural industry. And as new technologies and new job opportunities emerge, so will the need for well-trained and educated new people. People just like you.

It's a time of looking at options. Of making choices. And looking ahead. You're thinking about career opportunities. And you owe it to yourself to consider a career in agriculture. Today's agriculture is more than 200 rewarding and challenging careers. Possessing skills that offer plenty of opportunity for financial gain, as well as personal growth and satisfaction.

Agriculture lets you be your own boss. And, it's a profession you can take pride in, because you're working every day to help feed and clothe our nation's people—efficiently and responsibly.

With the right skills, the right training, and the right education and experience, agriculture can open a whole new world of possibilities for you. And, perhaps, you can open some new possibilities for the world.

Photo courtesy of the USDA

today's agriculture

High tech is at home in agriculture.

Agriculture today is as much more than farming. It's an advanced, highly technical and highly specialized field. And it involves everything from computerized and combines to research and education. From satellites to watch the weather.

When you choose a career in agriculture, you could work in livestock production or soil conservation. Equipment repair or sales. Or something from activity management and grants, engineering to landscaping and law.

The opportunities are wide open in agriculture. And there's all year to explore them. Think about it. After all, there are over 200 careers to consider.

If you decide agriculture is right for you, getting involved in high school agriculture and the FFA is the first step on your way to a bright future in agriculture.

Whatever your aspirations, enrolling in high school vocational agriculture and FFA gives you valuable hands-on experience. Such involvement helps you develop communications and leadership skills. And even helps you decide which of the many agricultural career options is best for you.

The result? You get a more well-rounded education, and you're better prepared for the real world of agriculture.

So contact your high school agriculture teacher, counselor or principal today. And explore the more than 200 exciting careers available in agriculture.

ATTACHMENT 2

FACTS

ABOUT CALIFORNIA'S AGRICULTURE

CALIFORNIA HAS BEEN THE #1 RANKING AGRICULTURAL STATE IN THE U.S. FOR 50 YEARS AND IS THE NATION'S LEADING STATE FOR AGRICULTURAL PRODUCTION.

CALIFORNIA IS THE SECOND LARGEST IN SHEEP PRODUCTION AND HAS THREE-FOURTHS OF A MILLION HEAD ON FARMS AND RANCHES.

ONE OUT OF SIX JOBS IN CALIFORNIA DEPEND ON AGRICULTURE IN SOME WAY.

THE LEADING CALIFORNIA COMMODITY IS MILK AND CREAM WITH CALIFORNIA BEING THE #1 MILK-PRODUCING STATE IN THE NATION.

CALIFORNIA IS THE LEADING AGRICULTURAL EXPORTER WITH OVER 4 BILLION IN SALES AND GENERATING AN ADDITIONAL 12 BILLION IN ECONOMIC ACTIVITIES IN RELATED INDUSTRIES SUCH AS: PROCESSING, TRANSPORTATION, PACKAGING AND FINANCING.

THERE ARE APPROXIMATELY 4.8 MILLION CATTLE AND CALVES ON CALIFORNIA FARMS AND RANCHES. BEEF IS FIFTH AMONG CALIFORNIA'S TOP TEN EXPORTS.

CASH FARM RECEIPTS ARE OVER 18 BILLION AND GENERATE OVER 70 BILLION IN RELATED ECONOMIC ACTIVITIES

CATTLE AND CALVES RANK SECOND OF CALIFORNIA'S TOP 20 FARM PRODUCTS.

CALIFORNIA'S 30 MILLION ACRES OF FARMLAND ACCOUNTS FOR ONLY 4% OF THE COUNTRY'S FARMLAND BUT PRODUCES 50% OF THE NATION'S FRUIT, NUTS AND VEGETABLES.

EACH FARMER PRODUCES ENOUGH FOOD AND FIBRE FOR 129 PEOPLE, INCLUDING 97 PEOPLE IN THE U.S. & 32 ABROAD.

ONLY 2% OF OUR POPULATION IS DIRECTLY INVOLVED IN PRODUCING FOOD AND FIBRE THAT PLAYS SUCH A VITAL ROLE IN MAINTAINING OUR STANDARD OF LIVING. THIS MAKES US THE CHEAPEST FED COUNTRY IN THE WORLD.

AGRICULTURE IS USING THE SAME AMOUNT OF WATER IT DID 20 YEARS AGO & IS PRODUCING 50% MORE IN PRODUCTS.

RESPONSES TO 9/9/02 COMMENT LETTER FROM ROBERT AND SHIRLEY BLESSING (COMMENT LETTR C5)

Response to Comment C5-1

Comment noted. However, it should also be noted that members of the College administration, including President Darroch Young, Tim Oliver, Dr. James Rikel, and Tom Oliver as well as representatives from the Project Manager (Swinerton Management and Consulting) and the EIR consultant (Myra L. Frank & Associates, Inc.) were present and available to answer questions from the public at the two workshops.

Response to Comment C5-2

Please see the response to Comment B1-1.

Response to Comment C5-3

Comment noted. Also, please see the response to Comment A4-11.

Response to Comment C5-4

Please see the responses to Comments B1-2 and B1-40.

Response to Comment C5-5

Notices were sent to residents and businesses within 1,000 feet of the campus in accordance with the new guidelines for implementing CEQA recently adopted by the Los Angeles Community College District. A newspaper notice was also placed in the Daily News on July 25, 2002. The District's noticing requirements go beyond what is required by the *State CEQA Guidelines*.

Response to Comment C5-6

Comment noted. Also see the response to Comment B1-14. The worthiness of academic, job training, community service and life-long learning programs is the province of the College. The Master Plan was never a referendum on which programs the College would offer nor how they

would be funded, but rather where the College's current and future programs would be physically sited on the campus in the future. Proposition A (April 2001) had not passed when the master planning workshops were held (2000), so differentiation by funding source would have been theoretical at best.

Response to Comment C5-7

As stated on page 1-2 of the Draft EIR, student enrollment has varied substantially over the years. In the Fall of 1981, there were 23,700 students enrolled at the College. Enrollment declined to a low of 13,078 students in the Fall of 1998. In the Fall 2001 and Fall 2002 semesters there were 18,118 students and 19,184 students, respectively, enrolled at Pierce College. It is the College's understanding that College expansion in the 1950s-1970s was designed to accommodate a population of up to 25,000 students. However, educational delivery systems have changed dramatically, especially with regard to technology and the sciences. Plain classrooms and modest laboratories alone are no longer adequate to keep pace with contemporary educational requirements. The Master Plan anticipates providing technically more acute, consolidated, better facilities to improve the quality of educational delivery and support systems.

Response to Comment C5-8

The Fall 2002 enrollment (i.e., students who enrolled in at least one course at the College) peaked at 19,184 students; however, this enrollment includes a significant amount of growth not funded by the State of California. In fiscal year 2002-2003, the State has budgeted for 3 percent enrollment growth. It is the goal of the College to be funded by the State for each student the College educates. Specifically, the College will manage growth to correspond with state funding allocations by attempting to match the funded FTE students with the enrolled FTE. To achieve that goal, the College will design its course offerings to mirror the funding that the state actually provides, which will require a reduction of one class in each department during the Fall 2002 semester, an 80 percent reduction in classes during the winter intersession, an 8 percent reduction in the number of classes in the spring semester, and one session instead of two during the summer. As a result of these class reductions, it is anticipated that the number of FTE students for the 2002-2003 academic year would be approximately 12,600 (or 600 more than the Draft EIR projection of 12,000 FTEs) and projected Fall 2003 enrollment would be reduced to 18,600 students. Given state budget shortfalls, it is assumed that the state funded enrollment growth rate of 3 percent will continue. Based on this enrollment growth rate, it is anticipated that approximately 22,800 students would be enrolled at the College in the Fall 2010 semester and there would be 15,960 FTE students in the 2010-2011 academic year. Should student enrollment within the next 8 years substantially exceed the projections in the EIR, further analysis and additional environmental documentation may be required in order to comply with CEQA regulations.

Response to Comment C5-9

Although the voters have approved the \$1.245 billion Proposition A bond measure, it is the responsibility of the District to allocate that \$1.245 billion in funding among the nine Community Colleges that comprise the Los Angeles Community College District. The District established the distribution to the nine Colleges prior to Proposition A appearing on the ballot in April 2001. What is fixed is the amount of Prop A funds allocated to each College. Pierce College will receive \$166 million. The money can only be spent on projects listed in the bond language. The bond language does not articulate priorities, individual square footage or budgets for specific projects on any of the college campuses. That is left to the discretion of the Colleges. Additionally, implementation of projects to which funding has been allocated is contingent upon completion of the CEQA process and approval of individual projects proposed under this Master Plan. If CEQA clearance is not obtained or the Master Plan projects are not approved, then these projects would not be implemented. Accordingly, consistent with the requirements of CEQA, a No Project Alternative, or what would occur if the proposed project (i.e., Master Plan) is not implemented, was included in the EIR. As stated on page S-12, under the No Project Alternative, new improvements and renovation work would be minimal, intermittent, and would consist primarily of those campus projects already approved and funded.

Response to Comment C5-10

Please see the response to Comment C5-6.

Response to Comment C5-11

Comment noted. Also please see the response to Comment C5-6.

Response to Comment C5-12

Please see the response to Comment C5-8.

Response to Comment C5-13

As noted on page 3-127 of the Draft EIR, under state law, buildings and facilities at Pierce College are generally subject to zoning limitations imposed by the City of Los Angeles. By two-thirds vote of the District's Board of Trustees, however, the District may elect to exempt classroom facilities from local zoning control. New facilities that would not fully comply with

current zoning and that are not exempted by the District Board may require a variance, conditional use permit, or zone modification from the City of Los Angeles.

Response to Comment C5-14

Comment noted. The EIR is a combined Program/Project EIR in that it addresses the cumulative significant effects of all of the development proposed under the Master Plan as well as the specific environmental effects of individual projects. Because the Master Plan includes a number of new and renovation projects (approximately 33 in total), it is acknowledged that some projects have been defined to a greater detail than others and further refinements will be made as building designs and proposals are developed. Should changes be proposed to projects described in the EIR, those projects will be examined in light of the analyses in this EIR to determine whether an additional environmental document must be prepared to address any new effects not previously considered. This is permissible under CEQA. As stated on page 1-4 of the EIR, if the lead agency (i.e., the District) finds that the subsequent project would not result in new effects or require new mitigation measures, the lead agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required. If an EIR is required for a subsequent activity, the subsequent EIR can focus on new effects that were not considered before.

With regards to the comment concerning the “lessee’s” use of 12 acres of open space/agricultural lands, it should be noted that no agreement with a lessee has been reached. Also the AEEP partnership, would occupy 7 acres, not 12 acres as stated in the comment.

Response to Comment C5-15

Comment noted. The amphitheater is a preliminary proposal (see the response to Comment C5-53 below for a discussion of Horticulture area parking requirements). Also see the response to Comment C5-14 above regarding changes to projects and the need for additional environmental documentation.

Response to Comment C5-16

Comment noted. Also see the responses to Comments B1-2 and B1-40.

Response to Comment C5-17

As noted in the response to Comment B1-63, the marketing study that will project revenues for the dormitories and the LLRC has not been completed. In a sense all academic housing projects on college/university land are subsidized because commercial land costs are not a debt factor.

Part of the purpose of the market feasibility study is to determine what the target student markets will bear in terms of rental rates and to evaluate whether the units can be built and maintained cost-effectively within that rate structure. Because private or public partnerships will be building the properties and actual costs will have to be covered, the units will all be market rate and none will be “low cost or subsidized” in a Section 8 sort of arrangement. To be eligible for the LLRC, a tenant must be over 55 and teach, be enrolled as a student, mentor, or coach for a pre-determined number of hours or credit units (see the response to Comment B1-71). It is not true “that all you need to be eligible for Senior Housing may be to only participate in your own private activity”.

Response to Comment C5-18

Comment noted. The description of the Bella Vista project in Table 2-2 of the Draft EIR has been revised. Please see Chapter 2 of this Final EIR for the revised text.

Response to Comment C5-19

Comment noted. Also see the Los Angeles Department of Transportation’s comments on mitigation measures (Comment Letter A2) and the responses to those comments.

Response to Comment C5-20

Comment noted. The conversion of open space/agricultural lands for the development of a new Equestrian Education Center and Child Development Center is acknowledged to be an unavoidable significant adverse impact of the Master Plan. Tree removal will be mitigated by planting of new trees and landscaping in accordance with a Landscape-Specific Master Plan. Implementation of the Landscape-Specific Master Plan would improve the overall visual appearance of the campus.

Response to Comment C5-21

New facilities and associated lighting would be generally located far from sensitive residential uses that border the campus. In addition, light fixtures would be used that direct light onto the individual project sites to minimize spillover impacts on adjacent uses.

Response to Comment C5-22

Comment noted. Also see the response to Comment B1-83.

Response to Comment C5-23

Please see the responses to Comments B1-6 and B1-44.

Response to Comment C5-24

As described in Chapter 2 of the Draft EIR (p. 2-13), the Central Manure Disposal Collection facility would be screened on all sides and would be managed to control odors, spillage, and flies. It should also be noted that the proposed location of the facility is approximately 2,400 feet from the closest residents to the south of the campus and approximately 900 feet from the residences to the north across Victory Boulevard. The manure collected at the facility would be disposed of at least once a week by using a mulch spreader to spread the manure on the existing agricultural fields on the campus. This is consistent with current organic animal waste disposal practices on the campus. The new Equestrian Education Center could accommodate approximately 130 horses. Currently, approximately 5 horses are stabled in the Red Barn, 23 horses (packhorses) are kept in pasture, and several privately owned horses are kept in pens on the campus. For those infrequent occasions when a large amount of animal waste would be generated due to a special event at the Equestrian Education Center, the College will haul the excess waste either to a local landfill or to the Los Angeles Equestrian Center, where it would be processed, packaged, and sold to the public by a private contractor. Given these measures, the distance of the facility from the closest residences, and the fact that manure is generated by existing farm animals on the campus, new significant air quality or odor impacts are not anticipated.

It should also be noted that the greatest air quality impacts would occur as a result of the estimated 7,570 daily motor vehicle trips generated by the additional College students and employees on the campus that are projected under the Master Plan. A special event held at the Equestrian Education Center, which would be held on a Friday evening or weekend, would generate less traffic than would be generated by students and employees traveling to the campus on a typical weekday school day. According to the analysis in the Draft EIR, the 7,750 additional daily trips would result in emissions of carbon monoxide, volatile organic compounds, and nitrogen oxides that would exceed SCAQMD significance thresholds. To reduce vehicle trips and associated pollutant emissions, additional Transportation Demand Management measures are proposed (See Section 3-16.3 of the Draft EIR)

Response to Comment C5-25

Comment noted. Implementation of the air quality mitigation measures will be monitored by Pierce College staff or their designees.

Response to Comment C5-26

The following text is from an August 7, 2002 letter from the Los Angeles County Department of Health Services to Dr. Rocky Young, President of Pierce College regarding Valley Fever and *Coccidioides immitis*.

Coccidioides immitis (cocci) is a fungus which is endemic to desert areas of the southwestern United States. It is said that wherever the creosote bush grows, *Coccidioides immitis* will be found in the soil. In California, the San Joaquin Valley accounts for most of the human cases of coccidioidomycosis reported. The soil in the Bakersfield area is most heavy laden with spores of this fungus of all areas in California. Whenever wind conditions in Bakersfield stir up dust storms, outbreaks of coccidioidomycosis follow.

In Los Angeles County, the most highly cocci endemic areas are the North and West ends of the San Fernando Valley. Granada Hills and Woodland Hills are both endemic areas. Because there is no way to eliminate the fungus from the soil, persons who live in endemic areas must use dust control measures to decrease exposure as much as possible. Since the fungus is found predominantly in the first four inches of topsoil, it is this layer which must be controlled with dust mitigation efforts. For instance, when excavating in the area, the soil must be wetted down so that dust inhalation is minimized or prevented. Planting grass is another mitigation measure which prevents excessive dust in the vicinity of homes. Asphalt covering for parking lots and playground areas or oiling down unpaved areas where dust is a problem are potential mitigation measures to decrease the risk of cocci infection. Use of masks is also recommended when digging in dusty environments in endemic areas.

Persons who live in cocci endemic areas generally develop lifelong immunity to the fungus with a first infection. Because most people who live in cocci endemic areas become immune within the first four to five years of residence, the newcomer is most at risk of acquiring an infection.

Most infections are asymptomatic. However, a first infection may be like a prolonged cold, with cough, chills, fever, and chest congestion lasting one or more weeks. The vast majority of people do not progress farther than this. In about 1:1000 cases a more severe form called disseminated coccidioidomycosis will occur. This is more common among African Americans, Filipinos, and other Asian cultures. Disseminated coccidioidomycosis can cause severe and prolonged illness, leading to death. There is an antibiotic therapy available for disseminated cocci infections, but pulmonary infections are usually self limited, not requiring specific treatment.

Animals of all kinds are also susceptible to infection with *Coccidioides immitis*. Dust control in horse paddocks is recommended.

To minimize potential Valley Fever health hazards posed by construction activities, additional mitigation measures have been added to the Air Quality section of the EIR (see Chapter 2 of this Final EIR).

Response to Comment C5-27

Comment noted. Also, please see the response to Comment B1-21.

Response to Comment C5-28

Comment noted. Please see the responses to Comment B1-23 and C5-20.

Response to Comment C5-29

Please see the response to Comment B1-23.

Response to Comment C5-30

An onsite archaeological monitor will be present during construction in areas of archaeological sensitivity such as locations in the vicinity of the historic water sources on the campus or in the Chalk Hills.

Response to Comment C5-31

A paleontological monitor will be present to monitor excavation in areas identified as likely to contain paleontologic resources.

Response to Comment C5-32

As stated on page S-27 of the Draft EIR, geotechnical investigations will be performed by qualified licensed professionals before final design of any structures, and recommendations provided in these reports shall be implemented as appropriate. During construction, onsite safety inspectors and project engineers will ensure adherence to the Occupational Safety and Health Administration standards required for excavation and shoring and compliance with the recommendations in the geotechnical reports.

Response to Comment C5-33

Geotechnical Consultants, Inc., the consultant responsible for preparing the Geology/Soils/Seismicity section of the Draft EIR, checked several sources, including an expert in the field, and have found no information on the Kelvin fault identified in the comment.

Response to Comment C5-34

Section 3-10 of the Draft EIR identifies all known locations contaminated by hazardous materials that could affect or be affected by projects proposed under the Master Plan. These hazardous materials sites and sources of potential contamination were identified by reviewing public records, conducting a site reconnaissance, and interviewing Pierce College employees. Implementation of the mitigation measures in the EIR would ensure that the health of the public and workers is protected to the maximum extent feasible in the event of construction in the vicinity of a known or previously unidentified hazardous materials site.

Response to Comment C5-35

A “not reported” status means that the responsible agency has not received any further information or the information was not reported by the responsible party. Also see the response to Comment C5-34 above.

Response to Comment C5-36

Environmental consultants, who are prequalified by the Program Manager, will provide hazardous material testing.

Response to Comment C5-37

The proposed development of the new Equestrian Education Center would result in an additional 11 to 12 acres of impervious surfaces (also see the response to Comment C17-6). The proposed new Sciences Partnership Building and associated parking would be located on a portion of the campus where there are existing buildings and paved parking, so it is anticipated that the increase in impervious surfaces would be minimal, perhaps 2 to 3 acres. This increase in impervious surfaces on the western portion of the campus would not have a significant impact on groundwater recharge given the fact that more than half of the 384 acres within the campus boundaries do not contain structures, pavement, or other impervious surfaces. In addition, drainage improvements will include new detention ponds or similar measures to capture rainwater runoff and allow it to percolate back into the ground.

Response to Comment C5-38

All proper precautions will be taken to ensure existing utilities, including storm drains, are not damaged or disrupted during construction. Additionally, it should be noted that drainage improvements, including new drainage channels and storm drains, will be implemented to accommodate new development.

Response to Comment C5-39

No takes of species of plants or animals listed under the California Endangered Species Act is anticipated. Therefore, a CESA Permit will not be required.

Response to Comment C5-40

Please see the responses to Comments A3-1, A3-2, A8-2, and C17-6.

Response to Comment C5-41

Please see the response to Comments A1-2, A-3, and C51-3 for a discussion of zoning consistency, conditional use permits and other entitlements, and the impacts of the height of proposed structures on nearby residential neighborhoods.

Response to Comment C5-42

Police protection for special events and student housing will be provided by the Los Angeles County Sheriff's Department. There is no evidence to suggest that providing on-campus housing or holding special events at the new Equestrian Education Center would substantially increase crime or vandalism in nearby neighborhoods.

Response to Comment C5-43

Fire protection will be addressed in the upcoming campuswide Fire/Life Safety Plan that is to be approved by the State Fire Marshall. In addition, the College will consult and coordinate with the City of Los Angeles Fire Department to ensure adequate access is provided for emergency vehicles. The Horticulture area will be accessible to fire fighting equipment as required under the plan.

Response to Comment C5-44

Transportation demand management measures can and do work to encourage alternative travel modes and reduce vehicular tripmaking below levels that would otherwise be experienced. Pierce College currently implements a variety of TDM measures, primarily oriented to faculty and staff employees. The Draft EIR recommends expanding and extending these measures, including a greater emphasis on student trip reduction. As part of the mitigation monitoring program, and in accordance with City of Los Angeles requirements (see the response to Comment A2-18), surveys will be conducted on a periodic basis to ensure that average vehicle ridership (AVR) goals of the TDM program are being met.

The parking analysis in the Draft EIR concluded that sufficient parking supply would be provided on campus to accommodate projected parking needs at buildout of the Facilities Master Plan (student growth to 23,252 enrollment/16,423 FTE, plus public/private partnerships).

Response to Comment C5-45

At locations where implementation of ATSAC/ATCS or ATCS is proposed as mitigation, the cost of implementing ATSAC/ATCS is currently \$99,400 per intersection, while the cost of implementing ATCS is currently \$20,000 per intersection (see comments A2-3 and A2-4). At locations where physical improvements are proposed as mitigation, the cost of the improvements will be determined at the time of their design. It will be the responsibility of the Los Angeles Community College District and Pierce College to obtain/provide funding for these improvements.

Response to Comment C5-46

Two hundred children and 36 staff members (including staff and student workers) are anticipated at the Child Development Center. Los Angeles County code requirements were used to estimate the parking requirement for the Child Development Center based on 30 staff (not including student workers) and 200 children. It is anticipated that appropriate short-term drop-off will be provided when the Child Development Center is designed. Although the facility is open to public enrollment, historically children at the Child Development Center have always been children of Pierce students, faculty, and/or staff otherwise already on campus. It is expected that many of these parents would park in other on-campus lots and walk their children to the Child Development Center (two major campus lots, Lot 7 and the future Equestrian Education Center east lot would be within walking distance of the Child Development Center).

Responses to Comment C5-47 through C5-50

Parking requirements for a capacity event at the Equestrian Education Center were estimated in the Draft EIR traffic study at 1,123 spaces, including 833 spaces for spectators (2,500 seats, 3 persons per vehicle) and 290 spaces for event participants and staff (200 automobiles/passenger vehicles, 50 recreational vehicles, and 40 horse trailers). This estimate exceeds the 1,012 spaces to be provided at the Equestrian Education Center; however, sold-out peak capacity events at the Center are expected on Friday evenings and weekends only, when parking demands on the remainder of the campus would be low. A sold-out event would be able to utilize excess spaces elsewhere on campus, including the 400 spaces to be provided at the Sciences Partnership Building immediately adjacent to the Equestrian Education Center.

Additional parking would not be needed for the Special Events Kiosk and Concession Area, as these would be support functions serving spectators and participants already present for an event would not generate additional parking demand.

The horseman fundamentals academic program would utilize the Equestrian Education Center facilities but would operate during weekday daytime academic hours. As such, it would not generate parking demands at the same time as public events at the Equestrian Education Center. Daytime academic use of the Equestrian Education Center would be readily accommodated in the proposed facility parking lots.

Capacity for 250 persons may also be available in terraced seating. The terraced seating would generate a demand for up to 117 parking spaces (at 3 persons per vehicle). The terraced seating would not typically be used at the same time as the permanent seats. However, even if it were, the additional demand could be accommodated within the unused on-campus parking supply on Friday evenings and weekends.

Response to Comment C5-51

Agriculture Education Experiences and Programs (AEEP) visitation is expected to primarily be school fieldtrips, generating up to two buses and four accompanying private vehicles at one time. Parking for the AEEP buses and cars would be shared parking provided in the west Equestrian Education Center Parking lot. Parking requirements for the 5,000-square-foot produce stand were estimated using the Los Angeles City code requirement of four spaces per 1,000 square feet for retail uses, yielding an estimated requirement for 20 spaces. These 20 spaces would be provided immediately adjacent to the stand itself. These spaces would be more than sufficient to accommodate the projected needs.

Response to Comment C5-52

Although the partner is not known at present, parking for the Sciences Partnership Building should be more than sufficient regardless of the ultimate partner. Four-hundred spaces are proposed for the 100,000-square-foot facility, a ratio of 4 spaces per 1,000 square feet. The City

of Los Angeles code requirement is only 2 spaces per 1,000 square feet for office or research and development uses, whereas the Urban Land Institute (ULI) estimates office parking demands at 3 spaces per 1,000 square feet. The proposed 400 spaces would exceed the number of spaces needed to satisfy either ratio. Also, to the extent that some of the future employees or interns at the Science Partnership are Pierce College staff or students already on campus, net parking requirements for the Sciences Partnership Building would be reduced proportionally.

Response to Comment C5-53

The Horticulture area would include a venue for hosting significant College and community events such as weddings, bar mitzvahs, and reunions. These events would be held on Friday evenings, weekends, or summer days when campus academic parking demands are low, and event attendees would therefore be able to use the on-campus parking supply. The amphitheater, referenced in the comment, is a preliminary proposal only.

Response to Comment C5-54

Although a separate dedicated parking area would not be provided for the student housing partnership, sufficient parking for student residents would be available in the campus general student parking supply. The student parking lots would be within walking distance of the campus academic uses and the student housing. Student residents, by the very nature of the fact that they will be present on campus at all hours, will often be able to find spaces closest to the housing. The student parking lots could also be used for any conference use of the student housing.

The location of service/delivery vehicle parking for the cafeteria would be determined when the cafeteria is designed.

Response to Comment C5-55

Parking requirements estimated in the Draft EIR for the Life-Long Learning Residences Complex were developed based on City of Los Angeles code requirements, not information from San Diego. Residents owning campers or motor homes would be required to park them in off-campus public storage facilities.

Response to Comment C5-56

Parking requirements were estimated for the various components of the Pierce College Facilities Master Plan (e.g., academic growth, the equestrian center, and the various public/private partnership projects) based on a combination of empirical data, projections of activity levels, and

Los Angeles code requirements, as appropriate to the specific use. Based on this analysis, the Draft EIR concluded that the future campus parking supply at buildout of the Master Plan would be more than sufficient to accommodate projected demands, and parking is not expected to be a significant unmitigated impact.

Response to Comment C5-57

The College will be responsible for the cost of any onsite improvements to the utility infrastructure system that are necessary to accommodate new Pierce College development.

Response to Comment C5-58

The main campus sewers have adequate capacity to accommodate the projected increase in the student and employee populations, though some smaller on-campus sewer lines may have to be upgraded or replaced or new sewer lines constructed. The campus sewer lines drain into a 15-inch main sewer line in Victory Boulevard. This sewer line has adequate capacity to accommodate existing and future campus wastewater flows under the Master Plan (see page 3-233 of the Draft EIR).

In addition it should be noted that a water reclamation facility is under consideration. This facility would help reduce the amount of wastewater the campus contributes to city sewer lines. Also, the Master Plan would follow green, energy efficient, sustainable design guidelines as set forth in the Leadership in Energy & Environmental Design (LEED) Guidelines. Pierce College has already started implementing these guidelines in existing buildings and will continue to apply these design elements throughout the Master Plan process. High efficiency wastewater fixtures will be installed in new and renovated facilities on the campus. These fixtures will help to decrease the amount of sewage generated on the campus.

Response to Comment C5-59

As stated on page 3-143 of the Draft EIR, the increase in solid waste generated by the campus would have an incremental, negligible impact on landfill capacity. Additionally, the College has started implementing LEED guidelines and waste diversion practices to reduce the amount of waste contributed to local landfills. However, although the project's solid waste impacts would not be significant; it is acknowledged on page 5-16 of the Draft EIR that due to diminishing landfill capacity in the region, the proposed project and other cumulative development in the region could have a potentially significant cumulative impact on solid waste facilities.

Response to Comment C5-60

Please see the responses to Comments A3-1, A3-2, A8-2, and C17-6.

Response to Comment C5-61

Comments noted.

PIERCE COLLEGE

Comment Letter C6

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept. 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

1. What environmental issue(s) do you feel have not been considered, or adequately addressed, in the Draft EIR for the proposed Pierce College Master Plan?
2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

INTABLE S-2 ON PAGE 5-33 UNDER SECTION 3-8, FLOODPLAINS AND DRAINAGE, THERE IS NO PROVISION FOR THE POSSIBLE SIGNIFICANT FLOODING FROM THE STORM DRAIN ENTERING THE CAMPUS AT THE NORTH END OF KELVIN AVE. IN CARLETON TERRACE. THE MITIGATION MEASURES ARE NOT ADEQUATE TO PROTECT THE CHILD DEVELOPMENT CENTER AND OTHER PROPOSED FACILITIES IN ITS PATH, ESPECIALLY IN THE EVENT OF ANOTHER "EL NIÑO" YEAR.

C6-1

UNDER SURFACE WATER RESOURCES (AND LATER IN THE DCIR) THE IMPROVEMENTS OF THE CANYON BELAND DO NOT ADDRESS THE ADDITIONAL WATER REQUIREMENTS FOR THIS UNIQUE AREA.

(OVER)
(if necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: ROBERT P. BLISSING Phone: _____
Address: 5701 KELVIN AVE
City: WOODLAND HILL State: CA Zip: 91367
Email Address (optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Blvd
Los Angeles, CA 90017

COMMENT

THIS REVIEW OF THE DEIR APPEARS TO BE A DELIBERATE ATTEMPT TO CIRCUMVENT THE PUBLIC'S OPPORTUNITY TO BECOME AWARE OF THE ASPECTS OF THAT DOCUMENT THAT ARE ONLY AVAILABLE AFTER SIGNIFICANT STUDY. THE STANDARD FOR SUCH REVIEW IS TO ALLOW THE PUBLIC TO HEAR THE COMMENT OF THE FEW WHO ARE ABLE AND WILLING TO THOROUGHLY STUDY THE DOCUMENT AND FIND QUESTIONABLE STATEMENTS.

THE USE OF PLATITUDES, GENERIC STATEMENTS FOR MITIGATION MEASURES AND "NOT SIGNIFICANT" FOR SIGNIFICANCE AFTER SUCH MITIGATION IS A INSULT TO THE PUBLIC.

C6-2

RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM ROBERT BLESSING (COMMENT LETTER C6)

Response to Comment C6-1

Please see the responses to Comments A3-1, A3-2, A8-2, and C17-6. Also, the storm drain entering the campus at the north end of Kelvin Avenue has no history of flooding the proposed Child Development Center site west of Mason . The only challenge at the site is the significant offsite runoff from the residential area to the south, which uses Pierce’s western campus area as a watershed.

Response to Comment C6-2

Comments noted. Also please see the response to Comment B1-1.

PIERCE COLLEGE

Comment Letter C7

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept. 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

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2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

Excellent Master plan. I was very impress with the information presented about the Pierce College Master Plan. This is a project that deserves to be supported by students, teachers and the Woodland Hills Community.

C7-1

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name Yoane Brooks Phone 818-713-2579
 Address 6320 Canoga Ave, Suite 1500
 City Woodland Hills State CA Zip 91367
 Email Address (optional) YBrooks@msn.com

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
 Facilities Planning and Development
 Los Angeles Community College District
 770 Wilshire Blvd.
 Los Angeles, CA 90017

RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM YVONNE BROOKS (COMMENT LETTER C7)

Response to Comment C7-1

Comment noted.

PIERCE COLLEGE

Comment Letter C8

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept. 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

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2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

I hope the plan with the parking structure is fixed properly & the remodeling of buildings too.
 I know it'll take awhile but it'll eventually happen in the future. I hope everything goes through.
 By extending the school remodeling can make it better for the increasing population of students in the future.

C8-1

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name Kathryn Cuaron Phone (818) 786-9266
 Address 6976 Del Rio Pl. Unit #101
 City Lake Balboa State CA Zip 91406
 Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
 Facilities Planning and Development
 Los Angeles Community College District
 770 Wilshire Blvd
 Los Angeles, CA 90017

***RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM ROBERT
KATHERYN CUASOR (COMMENT LETTER C8)***

Response to Comment C8-1

Comments noted. Also please note that no parking structures are proposed as part of the Master Plan.

PIERCE COLLEGE

Comment Letter C9

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

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2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

1. I think that everything was adequately addressed and that I was fully informed of unclasp this.
2. I feel that it was adequately informed. I have not been attending at Pierce so I really don't know.

C9-1

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: My Do Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
 Facilities Planning and Development
 Los Angeles Community College District
 770 Wilshire Blvd.
 Los Angeles, CA 90017

***RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM NG DO
(COMMENT LETTER C9)***

Response to Comment C9-1

Comments noted.

Comment Letter C10

Pierce College

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept. 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

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2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

* Traffic on Victory Blvd from Mason, Wmetka, & possibly DeSoto is currently highly congested -

* Signalization needs correction

* One way flow on Victory

* W. Deney Wmetka for addition on/off ramps @ Wmetka

* B. level between DeSoto & Corbin (ore even 605) + plus) plus

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name J B Damine Phone 818 3471614
 Address 20710 Haynes St
 City Winnetka State CA Zip 91306
 Email Address(optional): lavl@ats@juno.com

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
 Facilities Planning and Development
 Los Angeles Community College District
 770 Wilshire Blvd.
 Los Angeles, CA 90017

***RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM J.B. DOMINE
(COMMENT LETTER C10)***

Response to Comment C10-1

The traffic signals along Victory Boulevard are under the control of the City of Los Angeles Department of Transportation (LADOT). Concerns regarding operation of these signals should be brought to the attention of the LADOT.

Mitigation measures are proposed in the Draft EIR for projected project impacts at intersections along Victory Boulevard.

Response to Comment C10-2

One-way traffic flows work best when there is a couplet of parallel roadways in close proximity, so that the reverse direction flow can be provided. The street system in the west San Fernando Valley does not provide such roadways, but rather provides a grid system of arterial streets generally located at one-half mile spacing. If Victory Boulevard were to be converted to one-way flow, a parallel arterial would need to be converted to one-way flow in the opposite direction to accommodate the traffic that would be displaced from Victory Boulevard. Since the reverse direction arterial would be at least one-half mile away, motorists (particularly those destined to residential and commercial land uses within or near the Victory Boulevard corridor) would be forced to travel at least one-half mile out of their way to travel in the reverse direction. This would likely lead to increased circuitous travel through nearby collector and local residential streets.

In addition, such a measure would be a substantial change to the circulation system in the west San Fernando Valley and would be beyond the purview of Pierce College to implement.

Response to Comment C10-3

The Draft EIR proposes widening of the westbound U.S. 101 off-ramp at Winnetka Avenue as a mitigation measure for the proposed project.

Response to Comment C10-4

The congestion management program (CMP) analysis of impacts on regional transportation facilities in the Draft EIR concluded that the project would not have a significant impact on the U.S. 101 freeway mainline. No project mitigation would therefore be required.

It should be noted that the Metropolitan Transportation Authority (MTA) and Caltrans are currently conducting a separate study (not related to the Pierce College EIR) of the U.S. 101 freeway corridor throughout the San Fernando Valley and to the west. This study is exploring potential alternatives for future transportation system improvements in the corridor. Further information regarding this study can be obtained by contacting MTA or Caltrans.

PIERCE COLLEGE

Comment Letter C11

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept. 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

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2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

C11-1

I am disappointed in that I see nothing new &/or interesting being presented here. How many of these non-events will Pierce College fund?

Where did the concern / focus on the agricultural programs go? It is evident that is no longer an issue here. How sad to lose a valuable resource for all future generations! Obviously Pierce does not care!

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: S. Entfield Phone: _____
 Address: 72385 Alameda Rd
 City: Woodland Hills State: CA Zip: 91364
 Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
 Facilities Planning and Development
 Los Angeles Community College District
 770 Wilshire Blvd.
 Los Angeles, CA 90017

***RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM S. ENFIELD
(COMMENT LETTER C11)***

Response to Comment C11-1

Comments noted.

PIERCE COLLEGE

Comment Letter C12

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept. 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

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2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

C12-1

I am impressed with the work that has been done for Pierce. The college has chosen highly qualified consultants + the Community seems to be properly informed. We must make sure all stakeholders stay involved.

(if necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name MONA FIELD Phone _____

Address _____

City _____ State _____ Zip _____

Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Blvd
Los Angeles, CA 90017

***RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM MONA FIELD
(COMMENT LETTER C12)***

Response to Comment C12-1

Comments noted. The community outreach effort will continue through the Final EIR process and as Master Plan projects are implemented.

Comment Letter C13

Pierce College

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept. 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

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2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

Everything looks good on the EIR.

C13-1

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name Miguel Gillan Phone (408) 926-3829
 Address 1475 Stearnville Ave
 City San Jose State CA Zip 95132
 Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
 Facilities Planning and Development
 Los Angeles Community College District
 770 Wilshire Blvd.
 Los Angeles, CA 90017

***RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM MANUIR
GILLAN (COMMENT LETTER C13)***

Response to Comment C13-1

Comment noted.

Comment Letter C14

20556 Califa Street
Woodland Hills, CA 91367-5310
September 9, 2002

L.A. Community College District
770 Wilshire Blvd.
Los Angeles CA 90017

Attention: Dr. W. Andrew Dunn
Director of Facilities Planning

I have lived in the Pierce neighborhood since 1966 and have become familiar with the college through many classes, events and walks there; have supported the Foundation; and am currently volunteering in the Encore/OASIS program (also taking a piano class as a regular student). My graduate-school training at U.C.L.A. and C.S.U. was in Education. From an educational standpoint the increased emphasis on Lifelong Learning at Pierce, including the planned residences, is forward thinking, creative and sensible. Education occurs at all ages.

C14-1

Mature adults in the West Valley are seeking educational experiences. Thousands are taking classes. Living on campus would alleviate traffic problems, reduce utility bills (as seniors downsize from old houses to new, energy-efficient apartments) and promote healthy lifestyles. It would also place the residents in a secure environment, assuage loneliness, and promote inter-generational communication--a benefit to the younger students as well as the older.

Feel free to publish my comments and to edit as necessary.

Sincerely yours,

Donna Huist
Donna Huist

RESPONSES TO THE 9/9/02 LETTER FROM DONNA HURST (COMMENT LETTER C14)

Response to Comment C14-1

The comment in support of the Life-Long Learning Residences Complex is noted by the District.

Comment Letter C15

W.Andrew Dunn, Director
Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Blvd
Los Angeles, CA 90017

September 9,2002

PIERCE COLLEGE DEIR dated July 2002
Recommendations and Comments

Dear Sir:

The subject DEIR is seriously deficient, as detailed below, and should not be approved by the Board of the Los Angeles Community College District.

The DEIR is deficient because it provides a grossly inadequate level of PARKING at the reconstructed College that can have a MAJOR IMPACT on the surrounding community. Inadequate parking for the proposed activities and new developments can cause undesirable areawide impacts as to air quality,excessive traffic,noise,pedestrian and driver safety,and cluttered residential parking

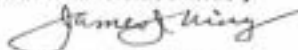
Satisfactory mitigation of the above problems can not be accomplished unless major parking facility expansion is constructed, or preferably, one or more of the following projects is deleted:

- * Pizza Agricultural/Entertainment Center
- * Covered Exhibition/Events Arena
- * Produce Stand, Child Devevelopment Center, and Science Partnerships
- * Life Long Senior Learning Housing
-a totally unneeded project

C15-1

The overflow of vehicles and people into the nearby residential area due to inadequate college parking constitutes an unreasonable burden on homeowners and their families and deteriorates their quality of life without compensation for injury by a governmental project.

Concerned Homeowner,



James J.King
6442 Lubao Ave
Woodland Hills, CA 91367
818-883-3097

RESPONSES TO THE 9/9/02 LETTER FROM JAMES J. KING (COMMENT LETTER C15)

Response to Comment C15-1

The Draft EIR evaluated existing and projected future parking conditions on the Pierce College campus with buildout of the Facilities Master Plan. The Master Plan envisions increasing the on-campus parking supply by almost 1,100 spaces (over 25 percent), from about 4,120 spaces currently to a total of over 5,200. The Draft EIR projected future parking needs for the various elements of the Master Plan, including projected academic growth (total enrollment of 23,252 students/16,423 FTE students), the Equestrian Education Center, and the public/private partnership projects, and concluded that the proposed parking supply would be sufficient to accommodate projected needs.

Comment Letter C16

Dr. W. Andrew Dunn,
Director of Facilities Planning & Development

I have studied the Pierce College Master Plan and I'm pleased to learn that environmental issues are receiving serious consideration. From the details set forth in that plan I believe a sincere effort will be made to minimize any possible negative environmental effects.

C16-1

As a long-time volunteer at a local (ONE) senior center I am particularly pleased about the Life Long Learning Residences being planned. This will have a very positive social effect on the relation of seniors and young adults/students in our community!

C16-2

Sincerely,

Leo Maggio

Leo Maggio

RESPONSES TO THE LETTER FROM LEO MAGGIO (COMMENT LETTER C16)

Response to Comment C16-1

Comment noted.

Response to Comment C16-2

The comment in support of the Life-Long Learning Residences Complex is noted by the District.



**WOODLAND HILLS/WARNER CENTER
NEIGHBORHOOD COUNCIL**

Comment Letter C17

Barry B. Martin, BA, JD
Area 4 Representative
5408 Beeler Avenue
Woodland Hills, CA 91367
(818) 231-8181

- Governance Committee
- Community Development & Preservation Committee

September 9, 2002

Mr. W. Andrew Dunn
Director of Facilities Planning & Development
Los Angeles Community College District
770 Wilshire Boulevard
Los Angeles, CA 90017

Re: Los Angeles Pierce College Draft Environmental Impact Report

Dear Mr. Dunn:

By way of introduction, I am one of the elected representatives of the Woodland Hills/Warner Center Neighborhood Council. I have been a Valley resident all of my life and I am an alumnus of Los Angeles Pierce College (1967-1969). While at Pierce I served on the Student Council and was actively involved in the campaign to establish the separate Junior College District. In addition, two of my sons are currently enrolled as full time students at the college. The improvement of the facilities and future of the college are important to me, my family and those whom I represent.

I have read the entire Pierce College Facilities Master Plan and believe that, for the most part, it is an outstanding plan. However, there are four areas of major concern which I believe should be modified or excluded completely from the plan. My concern revolves around the "partnerships" that are being proposed.

First, the idea of constructing any "Senior (over 55) Housing" anywhere on the college campus is not in keeping with the overall purpose of the college. This so called "partnership" seems to be a scheme concocted to get around the deed restrictions that Pierce College remain as an agricultural college. For years developers have been eyeing the acreage in and around Pierce to build upon. The college land remains as one of the last vestiges of open space in the west San Fernando Valley. Any use of college land should be for the primary purpose of enhancing the educational program at Pierce NOT for providing senior housing.

The argument that the residents of this proposed senior housing will be able to enroll and attend classes at Pierce is a pipe dream at best. If senior citizens wanted to attend Pierce they would already be doing so. If seniors move onto the campus soon would come complaints of noise and interference with their rights to quiet use and enjoyment of their residences. The college

C17-1

Mr. W. Andrew Dunn
September 9, 2002
Page 2

administration would become embroiled in all the issues and litigation that come with managing apartments. Visitors to the residents (invitees) would have the run of the campus. Grandparents would likely be serving as baby-sitters for their grandchildren while the children's parents are at work. This could lead to scores of unrestrained small children roaming around campus, riding bikes and skateboards, with all the liability that would ensue. Further, such a situation could, and probably would, prove to be very disrupting to the educational environment that we should be fostering.

C17-1
(cont'd)

The partnership for senior housing should eliminated from the Final Improvement Plan for Los Angeles Pierce College.

Secondly, the so called partnership for the building of commercial office space should be excluded from the final plan. This so called partnership is also just a scheme to get around the prohibitions of sale or transfer of college land. Calling this development a "Science/Technology Facility" is deceptive at best. This is just commercial development of college property and has nothing to do with improving the educational environment of the campus. Additionally, it asphalts over acres of open space with a parking lot that will not enhance student parking at all. In fact it would probably be posted "NO STUDENT PARKING" and lead to parking citations for students who, being late to class, choose to park there anyway. Thus students will be faced with fines for parking on their own campus!

C17-2

The argument is made that the leasing of the "facility" would produce revenue for the college. I submit that after management fees, assessments, costs, vacancy, depreciation, insurance, taxes, repairs, etc. are deducted there will be little if anything left to disburse to the college. Property managers and their lawyers are notorious for inventing methods to avoid any payment to lend/lease property holders no matter what their stated promises are prior to the development.

As an alternative I would propose the idea of the college acquiring the commercial property on the southwest corner of Desoto Avenue and Victory Boulevard and using that property as a commercial "Science and Technology" center. In addition to rents, the acquisition of this property would provide the additional benefit of making available parking spaces when equestrian events are held across the street.

C17-3

The mention of the Equestrian Center leads me to my third point. The proposed addition of the covered Equestrian Arena would be a great asset to the college. However, where it is now placed it encroaches much too far into the open space farm land. As you are probably aware, this space has been used in the past as a large corn growing area. In the fall, when the corn stalks are plowed under, flocks of Canadian Geese forage in this field. It has become an important part of the North American fly zone. To encroach on this important open space land would lead to irreparable harm to the balance between nature and urban environments that has existed for years.

C17-4

In order to accommodate both the geese and the Equestrian Center, and preserve the open space, I would propose that the entire structure be repositioned southward toward the campus east/west street as far as is practical and that all parking area on the north side of the campus road be minimized. To accommodate the parking I would propose that a two or three story parking structure be erected south of the campus east/west street.

Mr. W. Andrew Dunn
September 9, 2002
Page 3

In order to preserve the open space and maintain a buffer zone between the Equestrian Center and the geese habitat area, I would suggest that the Special Event Kiosk and concession area be located on the southeast end of the Equestrian Center across the east/west street in order to focus the activity southward rather than to the northern open space area of the campus.

C17-4
(cont'd)

Finally, the proposed new stables and barn area provide the college with a valuable educational tool. However, the entire facility should be scaled back by at least a third and probably by as much as fifty percent. There is real concern that accumulation and disposal of animal waste will result in a significant fowling of the local air quality. This may result in complaints and expensive litigation for the college.

C17-5

In addition to the odor problem there is great concern that the paving over of the open space will result in runoff problems. Further, the expansion and additional public rest room facilities and proposed showers will most likely increase the utility costs to the college. To mitigate this situation and to provide college experience for the students in farm management classes, I would propose that the college include in its list of improvements the drilling of one or more water wells on the property for the primary purpose of providing irrigation water to the campus. With the cooperation and influence of our public officials I believe that any needed water rights could be obtained.

C17-6

C17-7

In fact, the college could probably establish, with the assistance of the State of California Water Resources Board or other such regulatory agency, a water quality measuring station and small weather station on the south side of the campus near where the water runoff flows from the housing development on the hill. Such a station could be maintained by the college students and made a part of the Agricultural class offerings.

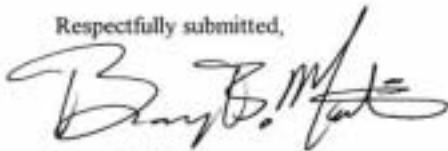
C17-8

While these additional proposals may fall outside the scope of the public comments being called for I believe that they are worthy considerations to be included.

In Summary:

1. The proposed senior housing partnership should be excluded from the plan;
2. The commercial office space partnership should be excluded from the plan;
3. The Equestrian Center should be repositioned as far southward as possible in order to preserve the open space farm land and maintain a buffer zone between the Equestrian Center and the geese foraging area. A two or three story parking structure should be used to mitigate the need for so much additional parking.
4. The Horse barns and exercise areas should be scaled back by a third to fifty percent.

Respectfully submitted,



Barry B. Martin

RESPONSES TO THE 9/9/02 LETTER FROM BARRY B. MARTIN (COMMENT LETTER C17)

Response to Comment C17-1

Comments noted. Also see the responses to Comments B1-6, B1-11, and B1-70.

Response to Comment C17-2

Please see the responses to Comments B1-6 and B1-44.

Additionally, the Sciences Partnership Building would not be constructed on undeveloped open space as claimed in the comment. The proposed facility would be located on the site of the existing Plant Facilities and old dairy.

Response to Comment C17-3

Comment noted. The College currently has no plans to acquire additional property off campus.

Response to Comment C17-4

Geese forage on grass and other low growing herbaceous plants such as pasture. The pasture they prefer is being retained and would be enhanced. The Master Plan is not expected to result in a decline in the geese population due to new facilities and activities.

The College is opposed to the development of a parking structure south of El Rancho Drive, which would force geese closer to Victory Boulevard. The geese have traditionally preferred the south pastures, closer to the Nature Center, and away from Victory Boulevard and De Soto Avenue. The Nature Center and pastures provide the best “buffer zone” between the geese and human activities.

Also, please see the response to Comment B1-12 regarding the development of parking structures.

Response to Comment C17-5

As described in Chapter 2 of the Draft EIR (p. 2-13), the Central Manure Disposal Collection facility would be screened on all sides and would be managed to control odors, spillage, and flies. It should also be noted that the proposed location of the facility is approximately 2,400 feet

from the closest residents to the south of the campus and approximately 900 feet from the residences to the north across Victory Boulevard. The manure collected at the facility would be disposed of at least once a week by using a mulch spreader to spread the manure on the existing agricultural fields on the campus. This is consistent with current organic animal waste disposal practices on the campus. It should also be noted that the new Equestrian Education Center could accommodate approximately 130 horses. Currently, approximately 5 horses are stabled in the Red Barn, 23 horses (packhorses) are kept in pasture, and several privately owned horses are kept in pens on the campus. For those infrequent occasions when a large amount of animal waste would be generated due to a special event at the Equestrian Education Center, the College will haul the excess waste either to a local landfill or to the Los Angeles Equestrian Center, where it would be processed, packaged, and sold to the public by a private contractor.

Response to Comment C17-6

The new Equestrian Education Center would include approximately 10 acres of paved parking. Project design criteria will specify that all additional runoff be contained on site or in holding areas. In addition new parking lots will include filters or sediment traps to capture contaminants in water runoff. Also see the responses to Comment A3-1 and A3-2.

Response to Comment C17-7

The drilling of water wells to provide irrigation water, which would require an agreement with the City of Los Angeles Department of Water and Power, will be considered as an alternative. The College is also investigating the possibility of constructing an onsite water reclamation facility or contributing funds towards the construction of an underground pipeline to transport reclaimed water from the Donald C. Tillman Water Reclamation Plant to the campus.

Response to Comment C17-8

Comment noted. There is a weather station in the Horticulture area that, with faculty and student participation, has been recording and reporting Woodland Hills weather data for more than 40 years.

PIERCE COLLEGE

Comment Letter C18

COMMENTS

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3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

Intersection Mason & Victory.
Split phasing for N/S on Mason will
result in traffic slow-down & drivers
will be more apt to 'run' light in an
attempt to beat or make time.
Green arrow light for ^{left} turns would
be better traffic control.

C18-1

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: Shirley Miller Phone: 818 883 4749
Address: 20528 Hamilton St.
City: Skennetete State: Ca Zip: 91386
Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Blvd
Los Angeles, CA 90017

RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM SHIRLEY MILLER (COMMENT LETTER C18)

Response to Comment C18-1

North/south split phasing was a component of the mitigation measure as proposed in the Draft EIR for the Mason Avenue/Victory Boulevard intersection. However, the Los Angeles Department of Transportation has determined that the mitigation measure as originally proposed should be modified, and the modified mitigation measure does not include implementation of north/south split phasing. See the response to comment A2-4 for more information about the original and modified mitigation measure at Mason Avenue/Victory Boulevard.

PIERCE COLLEGE

Comment Letter C19

COMMENTS

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3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

I feel that the Draft EIR has covered the important environmental issues and
am very comfortable with the Master Plan. C19-1

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name Merk Phan Phone (909) 704-6283
Address 20516 Hill St.
City Cana Park State CA Zip 91506
Email Address(optional): _____

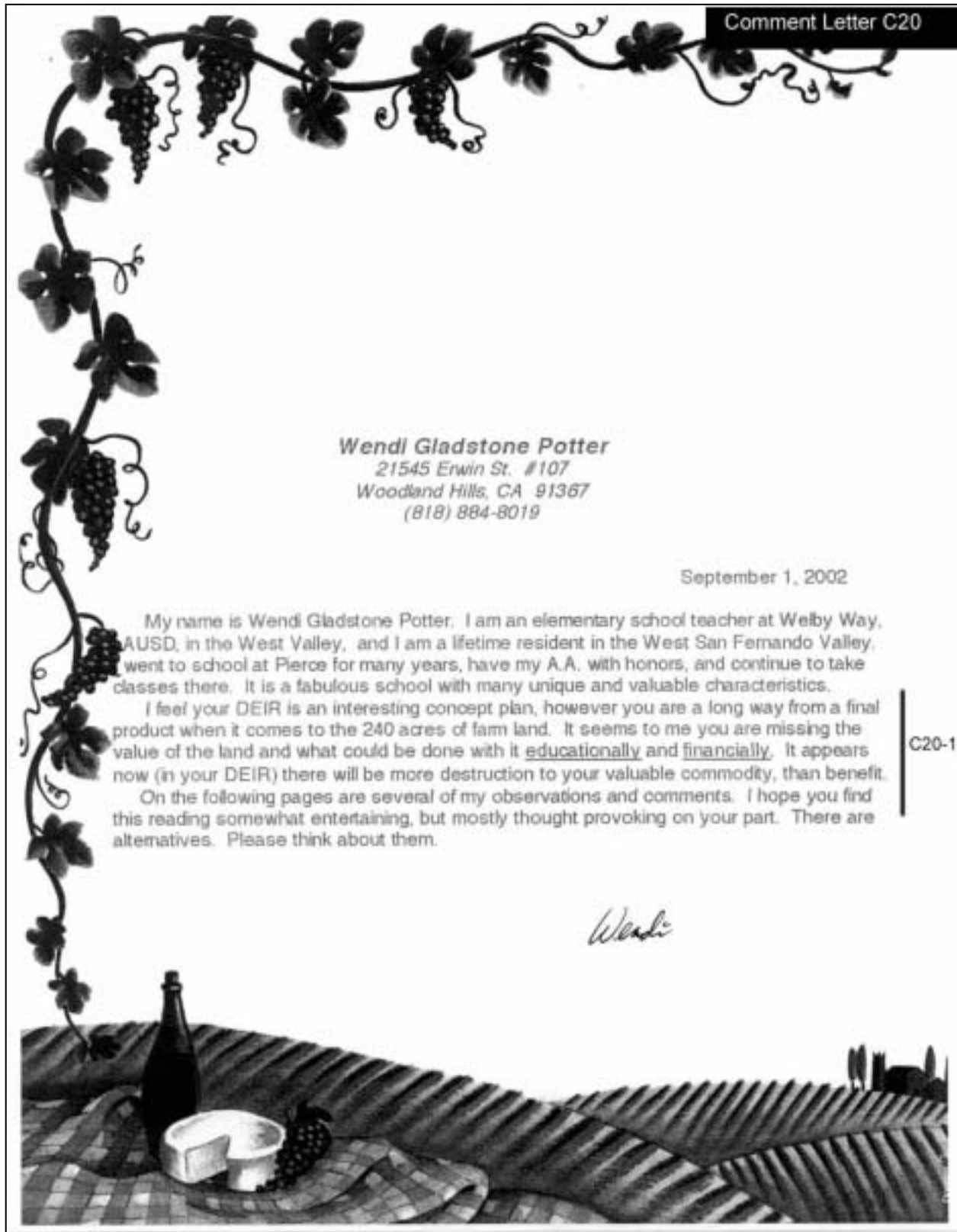
Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

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Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Blvd.
Los Angeles, CA 90017

***RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM MARK PHAN
(COMMENT LETTER C19)***

Response to Comment C19-1

Comments noted.



PIERCE COLLEGE

COMMENTS

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PARTNERSHIPS & GENERAL STATEMENT

First of all, partnership, in general, with private interests is quite risky. When someone invests, as your DEIR suggests, they will want control. They have a "vested" interest. This control can and will lead to development you, the students and the community won't want. Legally it is a "fine line" when you fight a private investment such as you are thinking of allowing. The private partner will want a say in the "discretionary revenue" spending.

C20-2

These partnerships, the Equestrian Center for example, would cater to the private sector. How does this fit with the "community" college aspect? (More on the Equestrian Center later).

You can do much of what you are proposing in Agriculture, scaled down, with student workers (school & lab credit), hired expert staff, and full control of your own land. Keep this school a school. Keep it as a community site. You will lose much of that to the private sector with this current proposal. Eventually you will lose it all; soil, land, school.

Scale it down! Your "Master Plan" shows an increase of 500,000 gross sq. ft. of building (doubling the current building area), 400-450 housing units & 1,087 parking spaces (not identified space in gross sq. ft.). The student population will not increase. Why build so much?

C20-3

Your farmland is a much more valuable commodity than you give it credit. This prime (110 acres) and unique farmland (178 acres), rich in so many ways, is of historical value, truly priceless and irreplaceable. It offers much in the way of potential education, and potential high income. Take advantage of its potential. Develop the ideas proposed to you over the years. Explore the possibilities before you destroy it with an overly zealous concept. (OVER)

C20-4

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name Wendi Gladstone Potter Phone 818 884-8019

Address 21545 Grwin St #107

City Woodland Hills State CA Zip 91367

Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Blvd
Los Angeles, CA 90017

Pierce College

COMMENTS

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VINEYARD

The vineyard (student maintained) is a great idea! It is potentially a money maker, a big money maker \$\$\$, Viticulture interest is coming back in a huge way. I took the Viticulture and lab class. They both were outstanding. The instructor (Dr. Nabi) was even more outstanding. The vineyard should be increased from the 9 proposed acres to at least 20 in the same general area. Students can maintain it under the supervision of Dr. Nabi. I would volunteer to help maintain the vineyard. Others in the community would too. Advertise. Viticulture is a big interest!

C20-5

Life-Long Learning Residences

I have worked with seniors. I know people in the field of gerontology. I don't think you have researched this idea to any great extent. I don't see how it will attract seniors. Is this a smokescreen for some other housing?

C20-6

Also the proposed alternate site is not acceptable. The cross-country running course is Ag. land. It could be used for a native vegetation demonstration lab and be maintained as a cross country trail at the same time. The cross country is used by numerous community groups and individuals. Is this a "community" college?

C20-7

Child Development Center

It seems a shame to move the child development center to the old dairy site. It should be dairy. Where should it go? What happens to the land across Victory where the Center is now? (if necessary, please continue on the reverse side of this paper)

C20-8

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: Wendy Gladstone Potter Phone: 818 884-8019
 Address: 21545 Erwin St #107
 City: Woodland Hills State: CA Zip: 91367
 Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
 Facilities Planning and Development
 Los Angeles Community College District
 770 Wilshire Blvd
 Los Angeles, CA 90017

PIERCE COLLEGE

COMMENTS

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EQUESTRIAN CENTER:

The equestrian center is one of the overly zealous portions of this plan. It is as big as the Burbank Center. I won't go into the details of each proposed area of development. Its overall plan is far more than a community college could use or need. Few community members own horses. It appears that one must have his own horse to take the advantage riding classes to be offered. You have pack horses now available for students. These are great for basic horsemanship and Equine studies, however not for Dressage riding. The only portion of the proposal stated as being for educational purposes is the Horsemanship Fundamentals Academic Program. The classes for "real riding", as I understand it, will be offered through Community Services at close to \$300 a class. Your average Community College student couldn't afford that anyway. I couldn't afford that as a community member. I go to Pierce because I can take advantage of all it has to offer on campus, it is affordable and it is good education. This Equestrian Center is a great idea for somewhere else, on private land. It doesn't fit here!

The equestrian center, as it is now proposed, will destroy much of your valuable farm land. In looking at the map, parking takes up a huge amount of prime land. (yellow highlight on the following map). The Center itself is expanded to take more land. The road to the north of the center will take up a large long area of land, and the cleared area along the new fence line. (pink highlight) Each of these roadways will be over 20 feet wide and permanently negate more usable farm land, not to mention the disturbance and most likely loss of the wintering Canada Geese (more on that later).

(If necessary, please continue on the reverse side of this paper)

(OVER)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: Wend. Gladstone Potter Phone: 818 854-5019

Address: 21545 Erwin St. #107

City: Woodland Hills State: CA Zip: 91367

Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
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PIERCE COLLEGE

COMMENTS

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When making your comments, please be as specific as possible:

AGRICULTURE EDUCATION EXPERIENCES PROGRAM, PRODUCE STAND & AG. FIELDS

Good ideas, placement appropriate, however, should not be partnership. All of these could be student operated with a hired staff member to run them. All proceeds would go to the school. You hire experts to set it up, then hire new college staff to manage the programs and the students assisting for Lab credit. I have run educational programs. There are plenty of people out there needing jobs who would love to work for Pierce College.

C20-11

GEESE & other birds

For nearly 30 years the Canada Geese have found the Pierce lands to be a refuge during their long winter migration. As the proposals stand now this would discourage any land use by the birds at all. Construction activities result in construction. Even if you halt construction activities from end November to mid February, the final result is still construction and minimizing acreage. In the long run, with the shrinkage of usable land, the geese will not stay over.

C20-12

The road around the white fence at the Desoto/Victory perimeter cuts into the land. The road on the north side of the Equestrian Center cuts into the land. The Equestrian Center cuts into the land. The geese need space. You are limiting space for farming and geese.

In my experience as a 20 year bird watcher, you are eliminating their stop over. Even the taller buildings proposed in the sheep and sow unit areas will impact them.

(OVER)

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: Wendi Gladstone Potter Phone: 818 864-8019

Address: 21545 Erwin St #107

City: Woodland Hills State: CA Zip: 91367

Email Address(optional): _____

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Los Angeles, CA 90017

Have you consulted with the San Fernando Valley Audubon Society? You discuss tree removal and nesting bird impact. Are you really considering the Migratory Bird Treaty Act? Many migrant birds seen on the Pierce campus are grassland birds. These birds are becoming more threatened as the years go on due to the overdevelopment of land everywhere. Your proposed Central Maintenance & Operations facility is sited for land where many grassland dwelling migrants reside in the winter. You are impacting this population heavily.

C20-12
(cont'd)

CENTRAL MAINTENANCE AND OPERATIONS

This does not need to be relocated, because you don't need to build so many parking lots. Refurbish the existing facility. It costs less and then you won't destroy more Ag. land by cutting into a perfectly good area for animal grazing and potential farm use.

C20-13

WATER RECLAMATION FACILITY

Far too vague. This leaves the door wide open to placing it almost anywhere. Not a good thing. EIR's should be very specific.

C20-14

I have not addressed every detail of concern, however, I think I have made it clear the area of concern is the 240 acres of exquisite farm land.

THE DEIR IS WEAK. IT HAS MANY AREAS OF CONTROVERSY. DON'T JUMP INTO SOMETHING YOU WILL REGRET. YOU WILL REGRET IT! THINK, AND RETHINK. PLEASE!

Wendy Madeline Potter

Figure S-5: Proposed Master Plan Development



Source: Los Angeles Public College Facilities Master Plan, 2007, Myra L. Fink & Associates, Inc., 2002.

RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEETS FROM WENDY GLADSTONE POTTER (COMMENT LETTER C20)

Response to Comment C20-1

Comment noted.

Response to Comment C20-2

Comments noted. Also see the responses to Comments B1-2, B1-6, and B1-40. The private partner will have no say in “discretionary revenue” spending.

Response to Comment C20-3

Comment noted. Please see the responses B1-28 and C5-8 regarding past and future student enrollment. Please see the response to C5-7 about adequacy of facilities.

Response to Comment C20-4

Comment noted.

Response to Comment C20-5

The comment in support of the proposed Viticulture program is noted by the District.

Response to Comment C20-6

Please see the responses to Comments B1-6, B1-11, B1-70, and B1-77 concerning the Life-long Learning Residences Complex.

Response to Comment C20-7

The preferred site for the Life-Long Learning Residences Complex is adjacent to the Performing Arts Building.

Response to Comment C20-8

Relocation of the Child Development Center (CDC) closer to the core campus provides operational and functional advantages (e.g., close proximity to Pierce College faculty, employees, and students; buffered from traffic on Victory Boulevard and proposed Bus Rapid Transit line in the MTA railroad right-of-way). The existing CDC site is the proposed location of a transit station and park-and-ride lot that would be developed as part of the proposed Bus Rapid Transit line in the MTA railroad right-of-way. The transit station and park-and-ride lot project is contingent upon completion of a lease agreement between Pierce College and the MTA.

Response to Comment C20-9

The Los Angeles Equestrian Center arena seats 3,500 spectators and houses 100 horses per acre in each of two permanent barns. The Pierce Equestrian Education Center (EEC) covered arena would seat 2,500 and at maximum build-out would accommodate 130 horses in 32.8 acres. The Pierce EEC is a smaller, less densely developed facility. Each barn would be required to maintain 50 percent of its horses as school horses to teach Pierce students who do not own their own horses. All barns except for the Pierce student boarding barn directed by Ron Wechsler, the Professor of Equine Science, who teaches the Horsemanship Fundamentals academic program, would be operated for educational purposes. The Community Services classes, which would contain 4 to 6 students per class and include horses, tack, and equipment, are projected to cost \$270. for a 6-week session. This is within \$10 of what Santa Monica College and Pepperdine College have been charging for the same program for many years. Equestrian studies have been offered at Pierce for decades and tremendous support for more diversified, advanced programs has been expressed by the community.

Also, please see the response to Comment B1-26.

Response to Comment C20-10

The new Equestrian Education Center and the Child Development Center, including associated parking and the road along the north edge of the Equestrian Center, would result in the conversion of 12 to 13 acres of existing open space/agricultural land.

Also see the response to Comment A4-38.

Response to Comment C20-11

Comment noted.

Please see the responses to Comments A4-11 and B1-26.

Response to Comment C20-12

Proposed mitigation measures, including enhancement of the remaining agricultural areas on the campus along Victory Boulevard and south of El Rancho Drive will minimize impacts to the Canadian geese. The College acknowledges the importance of this sensitive species and will implement all feasible measures to ensure that the Pierce College campus continues to provide viable foraging and roosting habitat for the geese during the winter months.

The proposed Central Maintenance and Operations facility would occupy approximately 1 acre of land at the bottom of the Chalk Hills, just south of the core campus. No significant impacts to migratory birds would occur as a result of the development of this site.

Also, see the response to Comment B1-21.

Response to Comment C20-13

Comment noted. Also see the response to Comment C20-12 above.

Response to Comment C20-14

Subsequent to completion of the Draft EIR, additional information was obtained on the size of the proposed water reclamation facility. If constructed, this facility would be no bigger than a large sport utility vehicle.

PIERCE COLLEGE

Comment Letter C21

COMMENTS

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When making your comments, please be as specific as possible:

Very exciting. Plans look very good. The renovation is long overdue

C21-1

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: Gene & Dolly Schwartz Phone: 818 - 883-8675
 Address: 19925 FRIAR ST.
 City: Woodland Hills State: CA Zip: 91367
 Email Address(optional): _____

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
 Facilities Planning and Development
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 Los Angeles, CA 90017

RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM GENE AND DOLLY SCHWARTZ (COMMENT LETTER C21)

Response to Comment C21-1

Comment noted.

PIERCE COLLEGE

Comment Letter C22

COMMENTS

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When making your comments, please be as specific as possible:

I hope that the alternate provisions for the geese will be adequate. The plan sounds like it is sensitive to the issue - I just hope that it is adequately researched to provide a real, workable solution.

C22-1

Overall, the plan seems great.

C22-2

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name CAROL SHELLEN Phone (818) 609-1879
 Address 7810 PISO ROBLES AVE.
 City VAN NUYS State CA Zip 91406
 Email Address(optional) sshellen@secalrr.com

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
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 Los Angeles Community College District
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 Los Angeles, CA 90017

RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM CAROL SHELDEN (COMMENT LETTER C22)

Response to Comment C22-1

Please see the responses to Comments A1-6, B1-21, B1-94, and C20-12.

Response to Comment C22-2

Comment noted.

PIERCE COLLEGE

Comment Letter C23

COMMENTS

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3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

The plan sounds great and I liked it so much.
I have a comment regarding traffic regulation. In my opinion there should be a traffic control camera installed on the Major and Victory intersection to reduce the number of accidents. I have witnessed many accidents on this particular ~~inter~~ intersection over the last two years, so if the campus is more populated, the risk of accidents will increase.

C23-1

Another comment I have is about the cafeteria. The services that are offered now do not meet the needs of all students from all religious backgrounds. ~~the~~ when the campus is expanded, we will have more students ^{with} ~~with~~ diversity. ~~the~~ So what I suggest is that the cafeteria should be prepared to satisfy all students from all religious and also cultural backgrounds. There should be Halal food for Muslims, Kosher for Jews, Vegetarian for Hindus, and

C23-2

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: Sheela Shneezai Phone: (818) 884-6587
Address: 7230 Kelvin Ave #16
City: Winnetka State: CA Zip: 91306
Email Address (optional): S-shneezai@hotmail.com / Sheela 2177200@yahoo.com

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Blvd
Los Angeles, CA 90017

many international cuisines for students from different
backgrounds.



C23-2
(cont'd)

RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEETS FROM SHEELA SHNEEZAI (COMMENT LETTER C23)

Response to Comment C23-1

It is unclear whether the comment is referring to cameras for the purpose of taking pictures of vehicles running red lights for later issuance of tickets. If so, it should be noted that the City of Los Angeles is currently testing a 3½-year pilot program of such “red light” (or automated photo enforcement) cameras at selected intersections throughout the City. The Los Angeles Police Department coordinates the program and, upon completion of the trial period, will report to the City Council on its effectiveness. The commenter is referred to the Los Angeles Police Department to obtain further information about the program.

Response to Comment C23-2

Comments noted.

PIERCE COLLEGE

Comment Letter C24

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

1. What environmental issue(s) do you feel have not been considered, or adequately addressed, in the Draft EIR for the proposed Pierce College Master Plan?
2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed?
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

Parking for high speed Rapid Bus Line is a long block away from the station at Mason. We home owners fear that our streets will be clogged with parked cars ^{for bus riders} unless the station is moved to Winnetka Ave. instead of Mason.

C24-1

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: CAROL WOHLGEMUTH Phone: 818-594-5704
 Address: 20532 HAMLIN ST
 City: WINNETKA State: CA Zip: 91306
 Email Address(optional): cwohlg1776@aol.com

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
 Facilities Planning and Development
 Los Angeles Community College District
 770 Wilshire Blvd
 Los Angeles, CA 90017

RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM CAROL WOHLGEMUTH (COMMENT LETTER C24)

Response to Comment C24-1

The proposed location for the Bus Rapid Transit station and park-and-ride lot is the northwest corner of Victory Boulevard and Winnetka Avenue. Development of the station at this location, however, is contingent upon the successful completion of negotiations with MTA for lease of the land from the College. That negotiation process is ongoing.

PIERCE COLLEGE

Comment Letter C25

COMMENTS

Please use this page to submit your comments on the Pierce College Master Plan Draft Environmental Impact Report (Draft EIR). You may answer the questions below or discuss any aspect of Draft EIR in which you are interested. Your input will become part of the public record and included in the Final EIR, if submitted by Sept. 10, 2002 (the end of the public comment period). A court reporter will be present at a second open house on Aug. 27, 2002 to record verbal comments.

1. What environmental issue(s) do you feel have not been considered, or adequately addressed, in the Draft EIR for the proposed Pierce College Master Plan? No
2. Are there existing environmental issues or concerns in or around the Pierce College area that concern you that were not addressed in the Draft EIR, or not adequately addressed? No
3. I would like more information on the following Draft EIR issue (s):

When making your comments, please be as specific as possible:

→ Air quality, transportation, pollution | C25-1

(If necessary, please continue on the reverse side of this paper)

Please complete the information below. To ensure your comments are address in the Final EIR, please print clearly.

Name: Nicole Zumwalt Phone: (818) 634-4045
 Address: 20537 Rhoda St
 City: Woodland Hills State: CA Zip: 91367
 Email Address(optional): NEZ55@hotmail.com

Please return to any staff member tonight, or mail sheet by Sept. 10, 2002 (end of the comment period) to:

W. Andrew Dunn, Director
 Facilities Planning and Development
 Los Angeles Community College District
 770 Wilshire Blvd.
 Los Angeles, CA 90017

RESPONSES TO THE PUBLIC WORKSHOP COMMENT SHEET FROM NICOLE ZUMWALT (COMMENT LETTER C25)

Response to Comment C25-1

The air quality and transportation effects of the proposed project are addressed in detail in Sections 3-4 and 3-16 of the Draft EIR.

LOS ANGELES PIERCE COLLEGE
ENVIRONMENTAL IMPACT REPORT
PUBLIC COMMENT

TUESDAY, AUGUST 27, 2002

FILE NO. K02021

REPORTED BY LESLIE R. KATZMAN

C.S.R. No. 9712, R.P.R.



ROCKET

Reporting Network 3424 Motor Avenue, Suite 200 • Los Angeles, CA 90034 • Tel (310) 277-0575 • Fax (310) 277-7857

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LOS ANGELES PIERCE COLLEGE
ENVIRONMENTAL IMPACT REPORT
PUBLIC COMMENT

TUESDAY, AUGUST 27, 2002

FILE NO. K02021
REPORTED BY LESLIE R. KATZMAN
C.S.R. No. 9712, R.P.R.

1

ROCKET REPORTING NETWORK (310) 202-4211

1 Shirley Blessing
2 5901 Kelvin
3 Woodland Hills, CA 91367
4 (818) 887-6048
5

6 My name is Shirley Blessing, and for the past
7 16 years I've represented the Woodland Hills Homeowners
8 organization and members of the community as liaison to
9 Pierce College. I've interfaced with eight presidents
10 and also attended and participated in some of the issues
11 that go before the LACCD Board of Trustees. Because of
12 my continuous involvement in various issues, I have
13 taken the time to study the current DEIR.

14 The proposed DEIR is to address the cumulative
15 environmental impact of the over 40 proposed projects at
16 the college and in the community. Prop A has given this
17 college \$166 million to revitalize a campus that has
18 been neglected, and previous lack of funds is not an
19 excuse for its deterioration. And now that they have
20 our money to rehabilitate, repair, and modernize this
21 college, I sincerely hope they are successful in the
22 renovation of the college. Having said this, I'd like
23 to share my concerns with the college and the audience
24 on the projects labeled public-private partnerships.

25 In the introduction on page 1-6, it states as

2

ROCKET REPORTING NETWORK (310) 202-4211

1 follows: "The information in the EIR reflects the
2 independent judgment of LACCD." It is my opinion that
3 there are areas where this judgment appears to be
4 flawed. For example, on page S-2, page 2-1, and
5 elsewhere it states as one of their objectives -- it
6 reads as follows: "Enhance land resources and
7 re-establish Pierce College as a center for urban
8 agriculture." I consider the use of these two words,
9 "urban agriculture," to be the new politically correct
10 catch-all word to the -- that is used for the college to
11 lease to private entities the right to build their
12 facilities on land that is open space at Pierce.
13 Pierce's open space resources should be used as a
14 teaching laboratory for those students considering the
15 field of agriculture, just as you set aside laboratories
16 for the computer, chemistry, biology, et cetera,
17 courses.

18 According to the brochure published by Monsanto
19 for the National Farmers of America Foundation, FFA,
20 there are over 200 well-paying jobs and careers for ag
21 majors. Don't dismiss agricultural teaching. Please be
22 reminded that agriculture is still California's number
23 one industry.

24 I again appeal to the college and the district:
25 You need a wake up call on the treasure and assets you

D-1

3

ROCKET REPORTING NETWORK (310) 202-4211

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|----|----------------------------------------------------------|---|-----------------|-----|
| 1 | have at Pierce for today, for tomorrow, and the future. | ↑ | D-1 (cont'd) | |
| 2 | Continue to offer your traditional courses, but | | | |
| 3 | reinstate a good agricultural curriculum that is | | | |
| 4 | transferable to four-year colleges. | | | |
| 5 | Agriculture is a continuation of our heritage. | | ↑ | D-2 |
| 6 | Don't be shortsighted with the illusion of cash flowing | | | |
| 7 | in from leasing land to private partners for projects | | | |
| 8 | such as a covered exhibition/events center seating 2,500 | | | |
| 9 | people and anticipated use seven days a week adjacent to | ↑ | D-3 | |
| 10 | an open terraced area used -- seating 1,500 used seven | | | |
| 11 | days a week. It ends up being larger than the L.A. | | | |
| 12 | Equestrian Center. Aside from equestrian programs, | | | |
| 13 | which is not considered agricultural by PFA, there is | ↑ | D-4 | |
| 14 | the added use of other events. What are the other | | | |
| 15 | events? | | | |
| 16 | A Pizza Agri/Entertainment center with a fancy | | | |
| 17 | name of AEEP does not serve the education of community | ↑ | D-4 | |
| 18 | college students, nor does its sponsor, Pizza Hut. | | | |
| 19 | Housing leased to developers for 250 units for | | | |
| 20 | active seniors over the age of 55 -- it appears inactive | | | |
| 21 | ones are not wanted. There is no need for these | ↑ | D-4 | |
| 22 | facilities. There are more than 600 housing units being | | | |
| 23 | built adjacent to Pierce, in addition to the open space, | | | |
| 24 | a partnership with the Science Partner, who requires a | | | |
| 25 | building, two to three stories high, 100,000 square | ↑ | D-4 | |
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ROCKET REPORTING NETWORK (310) 202-4211

1 feet.

2 If you were to grant me the time, I could
 3 explain why the cumulative effects of these four
 4 projects cannot be adequately mitigated. Allowing any
 5 of these projects in the campus deteriorates not only
 6 the educational use of the college but presents numerous
 7 problems regarding traffic, air pollution from the event
 8 center's manure depository. There will be buses,
 9 campers, trailers, concessionaires, and on and on. All
 10 of these changes -- what many of us considered Pierce --
 11 all of this forever changes what many of us consider
 12 Pierce, the jewel of the valley. The college is our
 13 public property. You hold it in trust for us, the
 14 public, who pays the bills. Please rethink your values.

15 Sincerely, Shirley Blessing. That's it.

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D-5

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ROCKET REPORTING NETWORK (310) 202-4211

1 James Stuart
2 352 Costello
3 Panorama City CA 91402
4 (818) 892-9478.
5

6 My name is James Stuart. I think this is a
7 wonderful improvement. The sooner it gets done, the
8 better. I think the optionees gone with for the
9 public-private partnerships are -- are the future of
10 education, and this is a very farsighted design. We
11 need to get this done as quick as we can get it done.
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D-6

6

ROCKET REPORTING NETWORK (310) 202-4211

1 Michael N. Carpenter
2 200 North Spring Street
3 Room 405
4 Los Angeles, CA 90012
5 (213) 485-9478
6

7 My name is Michael N. Carpenter, Chief Deputy Officer
8 of Councilman Dennis P. Zine, Third District, City of
9 Los Angeles. \this is\is this This is an official
10 statement regarding the Councilman's basic feeling about
11 the master plan.

12 Simply put, for the record, he wants to see
13 that Pierce College maintain its integrity as a public
14 education institution. Period.
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D-7

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ROCKET REPORTING NETWORK (310) 202-4211

1 Alfred O. Trumpler
2 20601 Aetna Street
3 West Hills, CA 91367
4 (818) 887-9364
5

6 I'm Al Trumpler, T-R-U-M-P-L-E-R, and I live
7 next door to Pierce, just outside -- on the south side,
8 And I'm interested in all the work you've done here, and
9 I'm rather pleased with what I see so far. Much
10 relieved that -- from the development objective that's
11 amenable. As far as I'm concerned, the horse smells are
12 good.

13 Well, certainly when I moved here 32 years ago,
14 being next to a farm and agriculture was a very
15 attractive thing to me. I was looking at that house,
16 went out in the backyard, took one whiff, and said,
17 "I'll buy it." So that's a different reaction than some
18 people have.

19 So I'm pleased with what you've done so far.
20 It looks like you are doing all the right things. I
21 hope it works out for you.

22 Thank you very much.
23
24
25

D-8

ROCKET REPORTING NETWORK (310) 202-4211

1 Glenn Stoddard
2 20417 Hamlin Street
3 Winnetka, CA 91306
4 (818) 346-8585
5

6 Glenn Stoddard. And I -- the words you used
7 about the -- the access, the -- you were almost -- 24 --
8 seven day a week.

9 DR. OLIVER: 24-7. That's where we'd like to
10 go.

11 MR. STODDARD: That kind of access to the
12 computers and the software on them is -- that is so
13 important to me. I want to be able to -- whether it's
14 just myself or I've got a small cadre of students in
15 there, and we're solving it -- we have -- we've been in
16 here four nights a week on some of these GIS projects.
17 And this wasn't -- the class didn't -- didn't expect us
18 to, but, by gosh, that's what we were doing because
19 there was so much to learn, so little time to do it.

20 DR. OLIVER: So make sure that they understand
21 that technology is your issue and you want more
22 technology?

23 MR. STODDARD: Yeah. And the availability of
24 the particular software, because most of us don't own
25 that at home. We have to come in here to use it. And

9

ROCKET REPORTING NETWORK (310) 202-4211

1 also, we're being graded on how to use this new
2 software. And so having 24-7 access to that would be
3 wonderful.

4 DR. OLIVER: More computers?

5 MR. STODDARD: Yes. And of course, your other
6 challenge is going to be to keep it up to date enough
7 to -- I mean, what we need on this is for our GIS
8 computers -- is it's got to be the -- the new Windows
9 2000.

10 DR. OLIVER: XP?

11 MR. STODDARD: XP, yeah. So -- granted, some
12 of your labs can be with the older stuff, because Word
13 you can run on damn near anything. But some of us need
14 the newest stuff. And the next time they come out
15 with -- with software, you'll probably need to update
16 some of them to accommodate --

17 DR. OLIVER: Definitely will, yeah. The whole
18 concept is to have a year-round upgrade program, which
19 we're just now starting.

20 MR. STODDARD: Good.

21 DR. OLIVER: So you'll like the technology
22 facility and -- which you're interested in as a student.

23 MR. STODDARD: Big time, yes. Because that, as
24 far as I'm concerned, is our future. I mean, we can --
25 we can kick agriculture around as -- you know, the

D-9
(cont'd)

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ROCKET REPORTING NETWORK (310) 302-4211

1 neighbors would like to have more cows in the pasture,
2 but we're not going to get the farmers sending their
3 kids all the way in to big time San Fernando Valley.
4 The kids out here have got to be up to date on
5 technology in order to get the good jobs.

6 DR. OLIVER: Great.

D-9
(cont'd)

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ROCKET REPORTING NETWORK (310) 202-4211

1 James Rikel
2 6890 Oak Springs
3 Oak Park, CA 91371
4 (818) 991-3733
5

6 My name is James Rikel. I'd like to say that I
7 think this is an incredible master plan. And I think
8 the environmental impact report has been done very
9 professionally and brought up important issues. And I
10 strongly urge you to go forward with this master plan.

11 Thank you.
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ROCKET REPORTING NETWORK (310) 202-4211

1 Dorothy Smith
2 22212 Miranda Street
3 West Hills, CA 91367
4 (818) 887-6028
5

6 I'm Dorothy Smith. Well, I think you are
7 getting an awful lot of outside input, like this
8 apparently is a commercial thing (indicating). The
9 equestrian thing is a -- other people are going to be
10 handling that. What about the senior housing? Is
11 someone else going to be handling that?

12 DR. OLIVER: Same thing, yeah.

13 MS. SMITH: Aren't you going to lose control of
14 your funds by these people -- do they all get a piece of
15 the action?

16 DR. OLIVER: The whole concept is to generate
17 some income for the college.

18 MS. SMITH: But who gets income, you or them?

19 DR. OLIVER: No, no, no. We get the income --
20 well, they would get some income.

21 MS. SMITH: They have to or they wouldn't be
22 doing it.

23 DR. OLIVER: But in the end, we're trying to
24 generate the money that we would have gotten by putting
25 in a golf course.

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D-11

ROCKET REPORTING NETWORK (310) 202-4211

1 MS. SMITH: Well, I don't think that would have
2 ever happened.

3 DR. OLIVER: So that's the whole concept is to
4 have some partnerships that help us generate some
5 additional income for the college.

6 MS. SMITH: And if bonds in the future pass and
7 you get a lot of money, can you get rid of these people?

8 DR. OLIVER: Sure, sure, yeah. It would be
9 short -- some of them are short term, some of them are
10 longer term. But the concept is after some period of
11 time you can -- they walk away and you -- we still own
12 the land and the facilities.

13 MS. SMITH: Now, I have another question about
14 the senior housing. Number 1, why can't the seniors go
15 over to these apartment complexes that they just put on
16 the hill?

17 DR. OLIVER: I assume they could. They could.

18 MS. SMITH: Yeah. And -- instead of being on
19 the campus. And, number 2, let's say I take an
20 apartment. Am I supposed to or I should take a class or
21 help out the college somewhat?

22 DR. OLIVER: That's part of the agreement.

23 MS. SMITH: All right. Now, let's assume I get
24 Alzheimer's. Do you throw me out? I mean, can I --
25 that's what I understand.

D-11
(cont'd)

D-12

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ROCKET REPORTING NETWORK (310) 202-4211

1 MR. OLIVER: I have to say that the purpose of
2 making all these statements is to make a direct
3 statement. It will be taken seriously. If you have
4 questions about the various projects, what I would
5 recommend is go to one of the tables here and ask them
6 the questions that you are asking about.

7 MS. SMITH: All right.

8 MR. OLIVER: Then if you have a statement that
9 you want to make based on some opinion that you have,
10 you know, we're very happy to have you record it here,
11 or you can record it in writing.

12 MS. SMITH: Oh, all right.

13 MR. OLIVER: It's just that we're not really
14 here to answer back and forth these types of questions
15 at this table.

16 MS. SMITH: Oh, okay. Someone could answer
17 questions.

18 Well, I think a lot of progress is being made
19 and I'm hopeful for the future.

20

21

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ROCKET REPORTING NETWORK (310) 202-4211

1 Scott Anderson
2 20414 Gilmore Street
3 Canoga Park, CA 91306
4 (818) 346-6794
5

6 Scott Anderson. My concern is quality of life
7 in the San Fernando Valley. And I don't believe there
8 has been -- the quality of life issues have ever come
9 into master planning and how our community has been
10 developed and the valley itself. It seems that almost
11 every square inch that can legally be developed is
12 trying to be developed. And, you know, they don't put
13 homes or developments in the Sepulveda basin simply
14 because it would be flooded out. But now our
15 surrounding hills, anything of beauty left of any
16 breathing space seems to be developed as quick as
17 possible, unless there is very virulent opposition to
18 it. Pierce College is one of the last open areas, and
19 that alone is valuable, you know.

20 So it's always kind of -- I saw a special on
21 television a little while back about an individual who
22 has a very small farm that slowly was encroached upon by
23 suburbanization, I guess, and home developments. And he
24 was able to continue to exist by making it an organic
25 farm. He got a lot of community support. And he was

16

ROCKET REPORTING NETWORK (310) 202-4211

D-13

D-14

1 very creative in his ideas in bringing the community in.
 2 And my understanding is that that farm, which I think is
 3 5 acres, or less -- not that I want to see this reduced
 4 to 5 acres -- but on that amount of land, they
 5 supposedly make a million dollars in profit a year.

6 I was thinking well, couldn't the college use
 7 that money, and it would be a way to keep it open space
 8 and have it generate the income for the college without
 9 having to put a bunch of buildings on it or develop it a
 10 lot more than it already is.

11 So I often wonder have they really considered
 12 that option. Because I talked to someone who cares
 13 about Pierce College farm who said that they did talk to
 14 the individual who had -- ran this farm up there, and
 15 but the college wasn't interested in hearing about that.
 16 I thought gee whiz, it seems like a fairly cheap way to
 17 generate possibly a lot of money and keep open space. I
 18 don't --

19 Now, my family has roots in the west valley
 20 going back to, actually, 1950 -- first here at Winnetka
 21 and Hatteras, my grandfather built a house, and then
 22 later on my grandmother bought a home over here south of
 23 Victory, and that was in 1961. And I don't think
 24 anybody ever wanted to see downtown Los Angeles in the
 25 west end of the valley, but it seems that the master

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D-14
(cont'd)

ROCKET REPORTING NETWORK (310) 202-4211

1 plan -- which I don't think anybody who lived out here
2 really would have really wanted, not only the
3 development in the hills, but now tall buildings
4 blocking the view, turning the west valley into a little
5 metropolis. And this Warner Center push seems to be a
6 big focus. And Victory is a transportation corridor for
7 a high speed bus system, which may or may not be a good
8 thing. I doubt it's going to be make a difference on
9 our freeways. I really doubt that that is going to make
10 that difference.

11 But maybe it's part of a master plan to
12 eventually turn it into a kind of a different kind of
13 transportation corridor. I don't know what the ten-year
14 vision of it is.

15 I just would like to see the college not become
16 too developed, and I like that open space. It's a last
17 bit of breathing space. And -- and I just wondered if
18 there was ever serious consideration for some other
19 alternatives like, you know, this fellow who has a very
20 successful little farm, commercial farm, up there near
21 Santa Barbara.

22 And I probably have some other concerns, but
23 right this second, because I'm talking to a court
24 reporter, my mind is getting clogged up. And I didn't
25 expect to do this, or I would have come prepared to

18

D-15

ROCKET REPORTING NETWORK (310) 202-4211

1 speak. I didn't come here to comment tonight, actually.
 2 So being someone who is a neighbor of Pierce College,
 3 you know, the expansion -- I don't know if that is -- if
 4 you have living -- residents who live on the campus --

5 Is that going to generate more traffic? I
 6 don't know if that's going to have a big impact or
 7 what -- if you have an equestrian center, how much more
 8 traffic is that going to generate at the intersections
 9 where I live -- you know, Winnetka and Mason here. And
 10 Victory, I don't know what the ramifications of all
 11 those are and how it will affect the people who actually
 12 live here who are, you know, right against the college.

13 So that's all I can think of at the moment,
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ROCKET REPORTING NETWORK (310) 202-4211

1 STATE OF CALIFORNIA)
2 COUNTY OF LOS ANGELES) ss.
3
4 I, LESLIE R. KATZMAN, C.S.R. No. 9712, R.P.R.,
5 in and for the State of California, do hereby certify:
6 That the foregoing testimony was taken down by
7 me in shorthand at the time and place stated herein, and
8 represents a true and correct transcript of the
9 proceedings;
10 I further certify that I am not interested in
11 the event of the action.
12 Witness my hand this 12 day of September, 2002.
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ROCKET REPORTING NETWORK (310) 202-4211

PIERCE COLLEGE Master Plan
DEIR Workshop
Elected Officials

August 27, 2002

Sign-In

| | | | |
|----|---------------------------------------|------------------------------------------------|-------------------------------------------------|
| 1 | Name <u>SHARLEY ALESSANDRO</u> | Phone <u>(916) 887-6048</u> | Email Address |
| | Address <u>5901 KELVIN</u> | City and Zip <u>WOODLAND HILLS TR 91367</u> | Organization (if any) <u>WHAHO</u> |
| 2 | Name <u>Jim Stewart</u> | Phone <u>185 1852 9478</u> | Email Address <u>2457100@PACIFIC-10.NET</u> |
| | Address <u>8352 CASTLE</u> | City and Zip <u>PARADISE 9462</u> | Organization (if any) |
| 3 | Name <u>Michael Carpenter</u> | Phone <u>(213) 485-3464</u> | Email Address <u>mcarpent@comcast.net</u> |
| | Address <u>200 N Spring Street</u> | City and Zip <u>Los Angeles CA 90012</u> | Organization (if any) <u>Deputy Zone 023</u> |
| 4 | Name <u>ALBERTO J. TORRES</u> | Phone <u>(818) 881-9358</u> | Email Address |
| | Address <u>20601 AENY St</u> | City and Zip <u>WH 91367</u> | Organization (if any) <u>NORWAC</u> |
| 5 | Name <u>GLENN STOPPARD</u> | Phone <u>(510) 346-8585</u> | Email Address |
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| | Address <u>6014 KENNEDY ST</u> | City and Zip <u>Canoga Park 91367</u> | Organization (if any) <u>Homeowner</u> |
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| | Address | City and Zip | Organization (if any) |
| 10 | Name | Phone () | Email Address |
| | Address | City and Zip | Organization (if any) |

Comments on the DEIR for the Second Workshop, 8/27/02
More details on the DEIR will be submitted by me before Sept. 10.

My name is Shirley Blessing and for the past 16 years, I have represented the Woodland Hills Homeowners Organization and members of the Community as liaison to Pierce College. I have interfaced with 8 presidents and also attend and participate some of the issues that go before the LACCD Board of Trustees, and because of my continuous involvement in various issues, I have taken the time to study the current DEIR.

The ^{purpose}~~purpose~~ DEIR is to address the cumulative environmental impacts of the over 40 proposed projects at the college and in the community. Proposition A has given this college, \$166 million dollars, to revitalize a campus that has been neglected and previous lack of funds is not an excuse for it's deterioration and now that they have our money to rehabilitate, repair and modernize this college, I sincerely hope they are successful in the renovation of the College. Having said this, I'd like to share my concerns with the college and the audience on the projects labeled Public/Private Partnerships.

In the introduction, on Page 1-6, it states as follows: the information in the EIR reflects the independent judgment of LACCD. It is my opinion that there are areas where this judgment appears to be flawed. For example on page S-2, page 2-1 and elsewhere it states, as one of their objectives, it reads as follows: enhance land resources and re-establish Pierce College as a center for Urban Agriculture. I consider the use of these two words "Urban Agriculture" - to be the new politically correct catch all word that is used for the college to lease to private entities the right to build their facilities on land that is Open Space at Pierce. Pierce's Open Space resources should be used as the teaching laboratory for those students considering the field of Agriculture. Just as you set aside laboratories for Computer, Chemistry, Biology etc. courses.

According to the Brochure published by Monsanto for the National Farmers of America Foundation, FFA there are over 200 well paying jobs and careers for Ag majors. Don't dismiss agricultural teaching, please be reminded that Agriculture is still California's #1 Industry.

I once again appeal to the College and the District - you need a wake-up call on the Treasure and Asset you have at Pierce for today, tomorrow, and the future, continue to offer your traditional courses but reinstate a good agricultural curriculum that is transferable to 4 year Colleges. Agriculture is a continuation of our Heritage, don't be shortsighted with the illusion of cash flowing in from leasing land to private partners for projects such as a Covered Exhibition /Events Center seating 2500 people anticipated use 7 days a week, adjacent to it an opened terraced area seating used 7 days a week, it ends up being larger than the La Equestrian Center. Aside from Equestrian Programs which is not considered agricultural by FFA, there is the added use of OTHER EVENTS. What are other events?

1/5/0

Page 2

A Pizza Agri/Entertainment Center with the fancy name of AEEP, does not serve the education of Community College Students, nor does its sponsor Pizza Hut.

Housing leased to developers for 250 units for ACTIVE Seniors over the age of 55, it appears inactive ones are not wanted. There is no need for this facilities, there are more than 600 housing units being built adjacent to Pierce. In addition on the open space a partnership with a Science Partner, who requires a building 2 to 3 stories high, 100,000 sq. ft.

If you were to grant me the time, I could explain why the cumulative effects of these 4 projects can not be adequately mitigated. Allowing any of these projects on to the Campus deteriorates not only the educational use of the college but presents numerous problems regarding traffic, air pollution from The Events Center's manure depository, there will be buses, campers, trailers, concessionaires and on and on. All of this forever changes what many of us consider Pierce "The Jewel in the Valley" The College is ours Public Property, you hold it in trust for us, the public, who pay the bills. Please rethink your values.

Thank,

Submitted by,
Shirley Blessing

Response to Comment D-1

Comments noted.

For clarification, the new Equestrian Education Center is not one of the public/private projects proposed under the Master Plan as suggested in the comment. The Equestrian Education Center would be developed with Proposition A funds and private donations and would be operated by the College. The originally reported number of open terraced seats was incorrect; the corrected number is 250 seats (please see Chapter 2 of this Final EIR for revisions to the text of the Draft EIR). The Pierce College Equestrian Events Center is not as large as the Los Angeles Equestrian Center. Please see the response to Comment C20-9.

Response to Comment D-2

As described on page 2-12 of the Draft EIR, the new Exhibition Center could be used for events such as rodeos, horse shows, other live stock events, horticulture programs, cultural events, NCAA intercollegiate events, scouting events, dog shows, cat shows, Future Farmers of America, 4H, graduation ceremonies, academic classes, exhibits, and conventions. Events would be related to agricultural activities, teaching, and community service events to the greatest extent feasible.

Response to Comment D-3

The Agricultural Education Experiences Program (AEEP) would provide many learning and interactive opportunities for school-aged children, including many who have never visited a farm or agricultural facility. Pierce College students would have the opportunity to share their knowledge agriculture with elementary school students and collaborate with the AEEP staff in providing on-going and seasonal learning experiences and displays. The AEEP partner has not been determined. The College has no relationship with Pizza Hut, nor has Pizza Hut responded to any Pierce College requests for qualifications for this or any other projects.

Response to Comment D-4

Comments noted.

Response to Comment D-5

Comments noted.

Response to Comment D-6

Comment noted.

Response to Comment D-7

Comment noted. Also see the responses to Comments B1-6 and B1-44.

Response to Comment D-8

Comment noted.

Response to Comment D-9

Comments noted.

Response to Comment D-10

Comment noted.

Response to Comment D-11

Comments noted.

Response to Comment D-12

Please see the response to Comment B1-71.

Response to Comment D-13

Comment noted. The Draft EIR identifies the loss of 12 to 13 acres of open space due to development of the new Equestrian Education Center and Child Development Center to be a significant unavoidable adverse visual impact of the project. However, it should also be noted that the improvements to existing facilities and proposed new facilities, new landscaping, and other infrastructure improvements would enhance the overall appearance of the campus making

it a more attractive and appealing place for College students and employees as well as members of the community.

Response to Comment D-14

Comments noted. Also see the response to Comment B1-86.

Response to Comment D-15

Please see the responses to D-13 and D-14 above.

Response to Comment D-16

The commenter is referred to Section 3-16 of the Draft EIR for a detailed discussion of the additional traffic generated by the increase in students and employees anticipated under the Master Plan and by the public/private partnership projects.

The traffic study conducted as part of the Draft EIR estimated the amount of traffic that would be generated by each of the components of the Pierce College Facilities Master Plan at buildout, including academic growth, the equestrian center, student housing, and the other public/private partnership projects. This traffic was assigned through 30 study intersections in the vicinity of the campus, including intersections along Winnetka Avenue, Mason Avenue, and Victory Boulevard. Potential project impacts were identified and mitigation measures suggested for same. See Section 3-16 of the Draft EIR for a summary of the traffic impact study. The full traffic study, including project trip generation and assignment at study intersections, is included in Appendix F of the Draft EIR. Revisions to the traffic analysis presented in the Draft EIR are provided in Chapter 2 of this Final EIR.