

**WEST LOS ANGELES COLLEGE
FACILITIES MASTER PLAN
FINAL ENVIRONMENTAL IMPACT REPORT
EXECUTIVE SUMMARY**

West Los Angeles College (College) is a 2-year community college accredited by the Accrediting Commission for Community and Junior Colleges Western Association of Schools and Colleges. Officially chartered in 1969, the College is one of nine community colleges that form the Los Angeles Community College District (District). The College serves the communities of Beverly Hills, Brentwood, Century City, Crenshaw, Culver City, La Tijera/Windsor Hills, Marina del Rey, Mar Vista, Pacific Palisades, Palms, Playa del Rey, Venice, Westchester, West Los Angeles, and Westwood (see Figure ES-1).

West Los Angeles College was allocated \$111 million of the \$1.245 billion Proposition A bond measure and \$67 million of the \$980 million Proposition AA bond measure. The \$111 million in Proposition A funding and \$67 million in Proposition AA funding will be used to construct many of the facilities proposed under the West Los Angeles College Facilities Master Plan (Master Plan). The completion of several projects envisioned under the Master Plan is contingent upon allocation of additional funding.

The Master Plan proposes the construction of new facilities, a second access road, and parking structures; renovation and modernization of and additions to existing facilities; demolition of a number of existing buildings; development of athletic facilities, and additional landscaping on the campus. Implementation of the projects proposed under the Master Plan would result in approximately 350,000 gross square feet (gsf) of new building construction, renovation and modernization of 161,600 gsf of space in existing facilities, and demolition of buildings containing approximately 58,700 gsf. With the proposed improvements, there would be a net increase in building floor space on the campus of approximately 291,300 gsf. Currently, campus buildings contain approximately 419,315 gsf of floor space. It is anticipated that the new and renovated facilities would accommodate and meet the educational needs of a future student population of approximately 18,904 students and 1,248 employees by fall of 2022. The projected full-time-equivalent (FTE)¹ students by fall of 2022 would be 11,512.

An initial study was prepared for the Master Plan, and it was determined that the project required the preparation of an EIR. A notice of preparation (NOP) was therefore issued for the project on January 7, 2003, to solicit comments on the proposed content of the EIR. A public scoping meeting was held on January 21, 2003. Based upon comments received on the NOP and refinements to the Master Plan, the District, as the lead agency, prepared and circulated another NOP on February 18, 2003. Another public scoping meeting was held on March 5, 2003. A Draft EIR was prepared and circulated for public review from July 23, 2003, to September 22, 2003. In response to the comments received, the College conducted further analysis and made additional revisions to the Master Plan.

In May 2004, the District decided to issue a new NOP and prepare a new Draft EIR to allow additional comment on the proposed EIR. The proposed Master Plan now includes a new alignment for a second access road to the campus and other modifications to the Master Plan. The NOP was distributed on May 20, 2004, to the State Office of Planning and Research and responsible and trustee agencies as well as private organizations and individuals that may have an interest in the proposed project. The purpose of the NOP was to provide notification that the College planned to prepare an EIR for the proposed project and solicit guidance on the scope and content of the EIR. Approximately 110 copies of the NOP were distributed to various agencies, organizations, and individuals. In addition, a public scoping meeting was held on June 2, 2004, to provide information on the project and to receive comments on issues to be addressed in the EIR.

A Draft EIR was prepared that evaluated the environmental impacts resulting from implementation of the Master Plan and identified measures to mitigate the significant effects of the projects proposed under the Master Plan. According to the analyses in the Draft EIR, the proposed Master Plan could result in significant or potentially significant impacts in the following areas prior to mitigation:

- **Visual Resources** – Installation of sports field lighting could result in a significant artificial light impact on nearby residential areas.
- **Air Quality** – Emissions during construction of the project could exceed South Coast Air Quality Management District significance thresholds.
- **Archaeological Resources** – Construction excavations have the potential to disturb, alter, or destroy significant archaeological resources that may be present in some project locations.
- **Biological Resources** – Construction and operation of the proposed second access road could result in direct and indirect impacts on special-status plant and animal species and migratory birds.
- **Paleontological Resources** – Excavation into Pleistocene sediments below a depth of 4 feet could result in the destruction of unique fossil resources.
- **Geology, Soils, Seismicity** – Strong ground shaking due to earthquakes on nearby faults could damage structures on the campus. Liquefaction hazards exist near the southwest corner of the campus, and where the proposed access road alignments intersect Jefferson Boulevard. Lateral spreading hazards exist for some soils on the campus. Soils on portions of the campus may have a very high potential for expansion, which could cause unacceptable settlement or heave of structures. Seismically induced settlement could potentially occur at existing fill locations on campus. Since the campus adjoins the Baldwin Hills oil fields, the following impacts could occur: subsidence and/or uplift and methane gas migration due to oil field repressurization.
- **Hazardous Materials** – Damaged asbestos-containing materials and/or lead-based paint contaminants could pose a potential threat during demolition or renovation work. During construction at the campus, oil field gas or volatile organic compounds could pose a threat to construction workers and others in the vicinity. During construction at the second access road, hazardous wastes generated by oil extraction activities could be encountered.

- **Noise** – Noise from construction activities could adversely affect on-campus academic facilities, the new Child Development Center, and nearby residences.
- **Public Services** – Construction of the project could require temporary road or lane closures that could impair emergency access and response times. On-campus academic facilities and the Child Development Center could be adversely affected by noise and air pollution during construction.
- **Transportation, Traffic & Parking** – Increased enrollment and employment could result in significant impacts at 17 of 44 intersections in the study area in the year 2022 if enrollment reaches 18,904 students. Also, the intersection of the proposed second access road/Leahy Street with Jefferson Boulevard would be adversely affected.

The impacts in the following areas would remain significant after implementation of proposed mitigation measures: Air Quality (during construction), Biological Resources, and Traffic.

As required by CEQA, a 45-day public review period for the Draft EIR was established, which began on September 16, 2004, and ended on November 1, 2004. Comments on the adequacy of the Draft EIR and merits of the project were submitted in writing by 5 p.m. on November 1, 2004 to:

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Comments were submitted at the public workshops that were held at West Los Angeles College, Fine Arts Exhibition Hall 101, on September 29, 2004, from 6:00 to 8:00 p.m., and on October 20, 2004, from 6:00 to 8:00 p.m. Comments on the Draft EIR were also sent via email to deircomments@wlaac.edu.

Comments on environmental issues received during the public review period and responses to those comments are included in this Final EIR. Notification of the availability of the Final EIR was provided to those who submitted comments on the Draft EIR and others on the project mailing list. Copies of the Final EIR were made available for review at the College library and other local libraries, and the document was posted on the College's Web site, www.wlaac.edu. It is anticipated that the Trustees will consider approval of the Master Plan and certification of the Final EIR in January 2005.