



Board of Trustees

Los Angeles Community College District

ACTION

Com. No. FPD3

Division FACILITIES PLANNING AND DEVELOPMENT

Date January 15, 2014

Subject: APPROVE ADDENDUM TO WEST LOS ANGELES COLLEGE 2005 FACILITIES MASTER PLAN FINAL ENVIRONMENTAL IMPACT REPORT AND 2010 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT AND APPROVE THE 2013-2036 FACILITIES MASTER PLAN

Action

The following actions are required in association with the proposed West Los Angeles College Facilities Master Plan Update:

- Adopt a resolution (Attachment 1) approving the Addendum to the 2005 Facilities Master Plan Final Environmental Impact Report and the 2010 Supplemental Environmental Impact Report; and
- Adopt a resolution (Attachment 2) approving the 2013-2036 West Los Angeles College Facilities Master Plan Update.

Background

A Facilities Master Plan was approved in 2005 and subsequently amended in 2009. An Environmental Impact Report was prepared and certified in 2005 (2005 EIR) and a Supplemental EIR was prepared and certified in 2010 (2010 SEIR). The 2005 EIR was certified (and the Facilities Master Plan approved) by the Los Angeles Community College District (LACCD) Board of Trustees in January 2005. In November 2008, voters approved Measure J, which included \$3.5 billion in bonds to upgrade facilities at the nine Los Angeles Community College District campuses. These additional funds allowed a number of previously unfunded facilities/buildings in the College's 2005 Facilities Master Plan to move forward. These bond funds also provided the College an opportunity to make additional minor revisions to the proposed physical improvements. The resultant changes to the 2005 Facilities Master Plan were approved in the 2009 West Los Angeles Facilities Master Plan. The Supplemental EIR (2010 SEIR) was prepared to address these changes.

Since preparation of the 2010 SEIR a number of conditions have changed. State Budget constraints have reduced the number of students enrolled at State Colleges, including WLAC. With fewer students, the demand for student classrooms at WLAC has been reduced compared to what was analyzed in 2010. In addition the funding available for WLAC has been reduced. Therefore, the 2013 Amendment to the 2009 WLAC Facilities Master Plan is proposed. Generally it includes reductions, and/or elimination of, all of the major components included in the 2009 Facilities Master Plan. In addition to changes to the Facilities Master Plan itself, changes are proposed to construction staging locations.

Recommended and approved by:

Adriana D. Barrera
Adriana D. Barrera, Interim Chancellor

Chancellor and Secretary of the Board of Trustees

By: *Guadalupe M. Cruz* Date: *1/15/2014*

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Student Trustee Advisory Vote	

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The LACCD Board of Trustees must approve the proposed 2013 Facilities Master Plan Amendment (including proposed changes to staging areas).

To comply with CEQA (Public Resources Code Sections 21000 et seq.) and *State CEQA Guidelines* (California Code of Regulations Sections 15000 et seq., hereinafter referred to as "*Guidelines*"), this Addendum to the certified 2010 Final SEIR has been prepared to evaluate the proposed 2013 Facilities Master Plan.

In 2005, to address concerns from the City of Culver City, LACCD and the City of Culver City signed a Settlement Agreement that included a number of mitigation actions that LACCD agreed to undertake to reduce environmental impacts on Culver City residents.

As the 2010 SEIR was being prepared, LACCD and the City of Culver City sought to address concerns of adjacent homeowner associations. The City of Culver City represented their residents and LACCD and the City of Culver City signed Amendment No. 1 to the previously signed settlement agreement. Amendment No. 1 to the Settlement Agreement included additional mitigation requirements and included the following provision:

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

Since the proposed 2013 Facilities Master Plan includes a number of structures that would start construction after December 2013, the above provision of the Settlement Agreement was triggered and this Addendum is intended to address the reassessment-relevant provisions of the Settlement Agreement.

As a result of the Settlement Agreement the Addendum to the 2005 Facilities Master Plan Final Environmental Impact Report and the 2010 Supplemental Environmental Impact Report 2013-2036 West Los Angeles College Facilities Master Plan Update were

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prepared and circulated to the City of Culver City which then circulated it to the adjacent homeowner associations that were involved in the above referenced Settlement Agreement.

Following the circulation of the Addendum and the Amendment to the Master Plan a letter from Mr. Kenneth L. Kutcher and a letter from Raintree Townhouse Association commenting on the Addendum were received by West Los Angeles College and LACCD.

Through a process of meeting and conferring with the City of Culver City, Mr. Kenneth L. Kutcher, and Raintree Townhouse Association LACCD responded and made agreed upon changes and additions to the Addendum.

The amount of space to be constructed under the proposed 2013 Facilities Master Plan has been reduced substantially from the 2009 Facilities Master Plan. Not including parking space, the new building area to be added to the Campus would be reduced from 527,100 square feet (sf) to: 1) 194,437 sf of facilities already completed, plus 2) 153,180 sf of newly proposed buildings (of which 80,000 sf are not currently funded or scheduled for construction), for a total of 347,617 sf of new building area -- 179,483 sf less than was contemplated in the 2010 SEIR. In total, the proposed 2013 Facilities Master Plan would result in 122,461 sf less building area on-campus than was contemplated in the 2009 Facilities Master Plan and associated 2010 SEIR (and 35,091 sf more area than was analyzed in the 2005 EIR).

While the North Parking Structure (1,458 spaces in the 2010 Facilities Master Plan) would not be constructed, the remaining newly-constructed South Parking Structure and all the surface lots that are available (because several buildings have been cancelled), together with the reduced anticipated on-campus enrollment as compared to what was anticipated in the 2005 EIR result in sufficient parking being available to accommodate an on-campus enrollment of 15,300.

The 2013 Facilities Master Plan includes two new main buildings as indicated below. These buildings are anticipated to be constructed starting in mid-2015 and being completed in late 2016. Other smaller buildings and renovation activities are proposed as well as infrastructure development (roads, utilities, storm drains, etc.) with all construction to be completed by the end of 2016.

- Technology Learning Center 2 (TLC 2) to be constructed at the eastern end of Parking Lot 5. The building would be 41,280 sf and four stories (75 feet) tall. It would include computer labs, offices and the campus emergency operations center.
- Watson Center 2 (WC 2) to be constructed in approximately the same location as proposed in the 2010 Facilities Master Plan (northeast quadrant of campus). The building would be 16,000 sf and would include a sound stage and motion picture/television crafts production shops. It would be one story (30 feet) tall.

In addition, three buildings are contemplated but they are currently unfunded and construction is not yet scheduled:

- Faculty office building would be 43,000 sf and four stories tall (75 feet) tall.
- Student Services annex would be 24,000 sf and two stories (45 feet) tall.

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- Community Performing Arts Center would be 13,000 sf and one story tall. The building would reach up to 65 feet tall at the top of the "fly" loft tower over the stage (where equipment is housed to lift scenery and other stage production equipment).

According to Section 15164(a) of the CEQA Guidelines, "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Similarly, an addendum may be prepared if only minor technical changes or additions are necessary. A brief explanation of the decision not to prepare a subsequent EIR must also be provided in the addendum, findings or the public record.

The proposed 2013 Modifications to the WLAC Facilities Master Plan (2013 Facilities Master Plan) have been reviewed by LACCD in light of Section 15162 of the *CEQA Guidelines*. LACCD has assessed each of the issues addressed in the 2010 Final SEIR with respect to how impacts would change with the currently proposed 2013 Facilities Master Plan. As the CEQA Lead Agency, LACCD has determined that none of the conditions apply that would trigger a Supplemental or Subsequent EIR and that an Addendum to the certified 2010 Final SEIR is the appropriate environmental documentation for the currently proposed 2013 Facilities Master Plan.

Before considering approval of the 2013 Facilities Master Plan Update, the Board must first approve the Addendum.

After the Board adopts the attached resolutions, District staff will file a Notice of Determination with the Los Angeles County Clerk and the State Clearinghouse.

RESOLUTION APPROVING THE ADDENDUM TO THE 2005 FACILITIES MASTER PLAN ENVIRONMENTAL IMPACT REPORT AND THE 2010 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT FOR THE 2013-2036 WEST LOS ANGELES COLLEGE FACILITIES MASTER PLAN UPDATE

- WHEREAS,** the West Los Angeles College ("WLAC" or "the College") is part of the Los Angeles Community College District ("District"); and
- WHEREAS,** A Facilities Master Plan was approved in 2005 and subsequently amended in 2010 and certified by the District's Board of Trustees ("Board") January 2005 and August 2010 respectively; and
- WHEREAS,** Since preparation of the 2010 SEIR a number of conditions have changed. State Budget constraints have reduced the number of students enrolled at State Colleges, including WLAC. With fewer students, the demand for student classrooms at WLAC has been reduced compared to what was analyzed in 2010. In addition the funding available for WLAC has been reduced. Therefore, the 2013 Amendment to the 2010 WLAC Facilities Master Plan is proposed; and
- WHEREAS,** An Environmental Impact Report was prepared and certified in January 2005 (2005 EIR) and a Supplemental EIR was prepared and certified in August 2010 (2010 SEIR); and
- WHEREAS,** the District has prepared the 2013-2036 Facilities Master Plan ("2013 Update" or "proposed project") to set forth the projects that continue to carry forward the concepts of providing state-of-the-art learning environments, enhanced infrastructure, improved safety, and adequate convenient parking. The 2013 Update includes the addition of new facilities and renovation work; and
- WHEREAS,** the 2013 Update generally includes reductions, and/or elimination of, all of the major components included in the 2010 Facilities Master Plan. In addition to changes to the Facilities Master Plan itself, changes are proposed to construction staging locations. The LACCD Board of Trustees must approve the proposed 2013 Facilities Master Plan Amendment (including proposed changes to staging areas); and
- WHEREAS,** the District, as lead agency, has caused to be prepared pursuant to the provisions of the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq. ("CEQA")) and the State CEQA Guidelines (Title 14, Cal. Code of Regs., § 15000 et seq. ("State CEQA Guidelines")) an Addendum to the 2005 Facilities Master Plan EIR and the 2010 Supplemental Environmental Impact Report; and
- WHEREAS,** the Addendum demonstrates that no new significant environmental impacts would occur and no substantially increased significant impacts disclosed in the 2005 EIR or the 2010 SEIR would occur as a result of the 2013 Update; and
- WHEREAS,** since no new or substantially increased significant impacts would occur as a result of the proposed 2013 Update, the preparation of a subsequent or supplemental environmental impact report is not required or permitted; and
- WHEREAS,** the Addendum for the 2013 Update was prepared pursuant to and in accordance with CEQA and the State CEQA Guidelines; and
- WHEREAS,** the Board has independently reviewed and analyzed the information contained in the Addendum together with the 2005 EIR and the 2010 SEIR and has determined that the conclusions of the Addendum reflect the independent judgment of the Board.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Los Angeles Community College District, at a meeting held on January 15, 2014, the following:

RESOLVED, that the above recitals are true and correct; and be it further

RESOLVED, based on the 2005 EIR, the 2010 SEIR, the Addendum, and all related information presented to the Board, the Board finds that the preparation of a subsequent or supplemental EIR is not required for the 2013 Update because it does not include the addition of any new facilities or demolition work, or other unanalyzed changes to the physical environment and so: (1) does not constitute a substantial change to the project that will require major revisions of the 2005 EIR or 2010 SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) does not constitute a substantial change with respect to the circumstances under which the project is undertaken that will require major revisions of the 2005 EIR or 2010 SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and (3) does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the 2005 EIR or 2010 SEIR were certified, that shows any of the following: (a) the project will have one or more significant effects not discussed in the 2005 EIR or 2010 SEIR; (b) significant effects previously examined will be substantially more severe than shown in the 2005 EIR or 2010 SEIR; (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the lead agency declined to adopt such measures; or (d) mitigation measures or alternatives considerably different from those analyzed in the 2005 EIR or 2010 SEIR would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt; and be it further

RESOLVED, that the Addendum has been completed in accordance with CEQA and the State CEQA Guidelines; and be it further

RESOLVED, that the Board has reviewed and considered the Addendum in light of the 2005 EIR and 2010 SEIR, and the information contained therein prior to deciding whether to approve the proposed Addendum and the 2013 Update; and be it further

RESOLVED, that the Board hereby finds that the Addendum, its reference documents, the staff report, and the whole of the record of proceedings, and this Resolution reflect the independent judgment and analysis of the Board and the District; and be it further

RESOLVED, that these actions recited herein having been taken and findings having been made, the Board hereby approves the Addendum; and be it further

RESOLVED, that the Addendum and the record of this proceeding are on file and available at the District Education Services Center, 770 Wilshire Boulevard, Los Angeles, CA 90017.

IN WITNESS of the passage of this Resolution, as prescribed by law, we the members of said Board of Trustees, present and voting thereon, have hereunto set our hands this 15th day of January 2013.


Member, Board of Trustees


Member, Board of Trustees

Member, Board of Trustees

Member, Board of Trustees


Member, Board of Trustees

Member, Board of Trustees


President, Board of Trustees

IN WITNESS of the passage of this Resolution, as prescribed by law, we the members of said Board of Trustees, present and voting thereon, have hereunto set our hands this 15th day of January 2014.



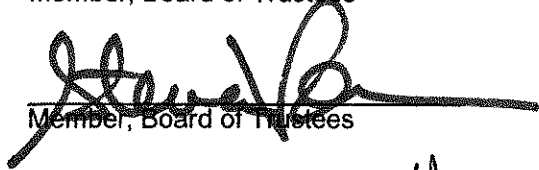
Member, Board of Trustees



Member, Board of Trustees

Member, Board of Trustees

Member, Board of Trustees



Member, Board of Trustees

Member, Board of Trustees



President, Board of Trustees

**RESOLUTION APPROVING THE 2013-2036 WEST LOS ANGELES
COLLEGE FACILITIES MASTER PLAN UPDATE**

WHEREAS, the proposed 2013-2036 Facilities Master Plan Update (2013 Update) sets forth the projects that continue to carry forward the concepts of providing state-of-the-art learning environments, enhanced infrastructure, improved safety, and adequate convenient parking. The 2013 Update does not include the addition of any new facilities or demolition work beyond those proposed and analyzed in the 2005 Facilities Master Plan EIR and/or the 2010 Supplemental EIR; and the Addendum that has been prepared in conjunction with the 2013 Update to the Facilities Master Plan; and

WHEREAS, The 2013 Update to the Facilities Master Plan and most recent Addendum to the 2005 Facilities Master Plan EIR and/or the 2010 Supplemental EIR respects the original goals of the and vision from the original Facilities Master Plan and provides modifications to the College campus that reflect the priorities of the College and ensure that all new construction and physical changes to the College campus occur in a cohesive and efficient manner; and

WHEREAS, on December 11, 2013, the Los Angeles Community College District Board of Trustees ("Board") adopted the Resolution Approving the Addendum to the 2005 Facilities Master Plan EIR and/or the 2010 Supplemental EIR; and

WHEREAS, with the completion of the requirements under the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq. "CEQA") and the State CEQA Guidelines (Title 14, Cal. Code of Regs., § 15000 et seq. "State CEQA Guidelines") the Board is authorized to approve the proposed 2013-2036 Facilities Master Plan Update; and

WHEREAS, the Board now determines it is appropriate to approve and move forward with the proposed 2013-2036 Facilities Master Plan Update.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Los Angeles Community College District, at a meeting held on January 15, 2014, the following:

RESOLVED, that the above recitals are true and correct; and be it further

RESOLVED, that the Board does hereby find that the environmental impacts of the proposed 2013-2036 Facilities Master Plan Update have been analyzed in accordance with CEQA and the State CEQA Guidelines via the concurrently-adopted Addendum to the 1998 2005 Facilities Master Plan EIR and/or the 2010 Supplemental EIR; and be it further

RESOLVED, that the Board does hereby find that the 2013-2036 Facilities Master Plan Update is necessary to set forth and clarify those aspects of the Facilities Plan that remain to be implemented to meet the projected facilities needs of the West Los Angeles College; and be it further

RESOLVED, that the Board does hereby approve the 2013-2036 Facilities Master Plan Update; and be it further

RESOLVED, that the Board directs staff to prepare, execute, and file a Notice of Determination with the Los Angeles County Clerk within five (5) working days of the passage and adoption of this Resolution.