
Mitigation Monitoring

and

Reporting Program

***West Los Angeles College
Facilities Master Plan
(SCH # 2004051112)***

Prepared for

The Los Angeles Community College District

Prepared by

Myra L. Frank  **Jones & Stokes**

December 2004

INTRODUCTION

The California Environmental Quality Act (CEQA) requires that agencies adopting Environmental Impact Reports take affirmative steps to determine that approved mitigation measures are implemented subsequent to project approval.

Effective January 1, 1989, CEQA was amended to add Section 21081.6, implementing Assembly Bill (AB) 3180. As part of CEQA (state-mandated) environmental review procedures, Section 21081.6 requires a public agency to adopt a monitoring and reporting program for assessing and ensuring efficacy of any mitigation measures applied to the proposed project. Specifically, the lead or responsible agency must adopt a reporting or monitoring program for mitigation measures incorporated into a project or imposed as conditions of approval. The program must be designed to ensure compliance during project implementation. As stated in Public Resources Code, Section 21081.6 (a)(1):

“The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead agency or a responsible agency, prepare and submit a proposed reporting or monitoring program.”

AB 3180 provides general guidelines for implementing monitoring and reporting programs. The responsible decision maker(s) shall define specific reporting and/or monitoring requirements, to be enforced during project implementation, prior to final approval of the proposal. In response to established CEQA requirements and those of (AB) 3180 (Public Resources Code Section 21000 et seq.), the proposed Mitigation Monitoring and Reporting Program for the West Los Angeles College Facilities Master Plan shall be submitted for consideration by the decision-makers prior to completion of the environmental review process.

The Los Angeles Community College District (District) and West Los Angeles College (WLAC), to ensure compliance with mitigation measures associated with development proposed under the West Los Angeles College Facilities Master Plan, will use this Mitigation Monitoring and Reporting Program (MMRP).

Mitigation is required to address significant or potentially significant impact(s) to the following resources:

- Visual Resources
- Air Quality
- Biological Resources
- Archaeological Resources

- Paleontological Resources
- Geology/Soils/Seismicity
- Hazardous Materials
- Noise
- Public Services
- Traffic

Although the impact(s) that could occur in the following resource areas are expected to be less than significant, mitigation is nonetheless proposed to ensure any potential impact(s) that do occur are minimized:

- Visual Resources
- Geology/Soils/Seismicity
- Hazardous Materials
- Land Use Planning
- Mineral Resources
- Noise
- Public Services
- Public Utilities

The Mitigation Monitoring and Reporting section of this document identifies the potential impacts under each resource that would occur with implementation of the proposed Master Plan (as set forth in the West Los Angeles College Facilities Master Plan Final Environmental Impact Report, December 2004). Under each identified resource, the adverse impact(s), the impact's significance before and after mitigation, its corresponding mitigation measure(s), and the implementation and monitoring requirements are discussed. The implementation and monitoring requirements that have been set forth in this mitigation monitoring and reporting program are as follows:

- Party Responsible for Implementation of Mitigation
- Implementation Phase
- Monitoring Activity
- Monitoring Period
- Party Responsible for Monitoring Activity
- Frequency
- Outside Agency Coordination
- Outside Agency

A sample mitigation monitoring compliance form is provided at the end of this document.

MITIGATION MONITORING AND REPORTING

A. Visual Resources

1. Adverse Impact:

Visual Quality, Character, & Resources: With the incorporation of the Design Guidelines (including campus landscape guidelines), the project as proposed is expected to be appropriate to its setting and consistent in scale and design with the existing buildings. The materials to be used on the building facades would not be glare producing. Less than significant impacts to the visual quality, character, and resources of the campus would occur.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

- V-1 New buildings and renovations to existing buildings shall adhere to the standards, criteria, and guidelines in the District's *Design Criteria and Standards/Sustainable Design Manual* to ensure compatibility and cohesion in terms architectural design, scale, massing, and siting. Reflective, mirrored, or dark glass shall not be installed on the exteriors of the new buildings on the campus. Additionally, proposed Master Plan projects and improvements shall comply with the College's *Campus Aesthetic and Landscape Guidelines* (August 10, 2004).

- V-2 The District (in consultation with the City of Culver City and the Homeowner Associations [HOAs]) shall develop and abide by a formal landscaping plan that will include provisions mandating the replacement (when necessary), retention, and maintenance of all existing trees along all portions of the College's perimeter. The District further agrees to implement all aspects of the landscaping designs set forth in this EIR and the College's Master Plan, including the planting of indigenous and drought-resistant trees, shrubs, and plants.

- V-3 New trees shall be promptly planted to fill gaps on Freshman Drive, Sophomore Drive, and Stocker Street and along the perimeter of the College campus. New trees, lighting, and landscaping shall comply with the College's *Campus Aesthetic and Landscape Guidelines* (August 10, 2004). Landforms and landscapes shall be promptly installed on the south side of Stocker Street in accordance with the College's *Campus Aesthetic and Landscape Guidelines* (August 10, 2004), and in consultation with the HOAs representing home owners in the vicinity of Stocker Street.

- V-4 Signage on the campus shall be consistent with the standards set forth in the *Campus Aesthetic and Landscape Guidelines* (August 10, 2004).

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

- V-1: WLAC Project Manager; Building Architects
- V-2: District/WLAC; WLAC Project Manager; Landscape Architect
- V-3: WLAC Project Manager; Landscape Contractor
- V-4: WLAC Project Manager; Signage Consultant

Implementation Phase:

- V-1: (1) Design and (2) Construction
- V-2: (1) Design and (2) Construction
- V-3: (1) Construction
- V-4: (1) Design and (2) Construction

Monitoring Activity:

- V-1: (1) Check building plans and designs to ensure they are consistent with District Design Criteria and Manual and *Campus Aesthetic and Landscape Guidelines*
(2) Inspect construction of new buildings and building renovations to ensure compliance with design criteria and building plans.
- V-2: (1) Check landscaping drawings/plans to ensure they are consistent with formal landscaping plan and *Campus Aesthetic and Landscape Guidelines*. (2) Inspect installation of new and replacement landscaping for compliance with landscaping drawings/plans.
- V-3: (1) Check that new trees, landscapes, and landforms are installed promptly and in accordance with *Campus Aesthetic and Landscape Guidelines*. Check that consultation has occurred with HOAs representing homeowners in the vicinity of Stocker Street.
- V-4: (1) Check signage plans to ensure consistency with *Campus Aesthetic and Landscape Guidelines*. (2) Inspect new signage to ensure compliance with signage plans.

Monitoring Period:

- V-1: (1) Design and (2) Construction
- V-2: (1) Design and (2) Construction
- V-3: (1) Construction
- V-4: (1) Design and (2) Construction

Party Responsible for Monitoring Activity:

- V-1: (1) and (2) WLAC Project Manager
- V-2: (1) and (2) WLAC Project Manager
- V-3: (1) WLAC Project Manager
- V-4: (1) and (2) WLAC Project Manager

Frequency:

- V-1: (1) Once during Design and (2) as necessary during construction and renovation.
- V-2: (1) Once during Design and (2) as necessary during landscaping installation.
- V-3: (1) As necessary during tree and landscaping installation.
- V-4: (1) Once during Design and (2) as necessary during signage installation.

Outside Agency Coordination: Yes (V-3)

Agency:

HOAs representing homeowners in the vicinity of Stocker Street.

2. Adverse Impact:

Shade/Glare and Artificial Light: Athletic field lighting could significantly increase nighttime light levels and could result in spillover impacts on sensitive residential uses to the west and/or sensitive biological resources to the north.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

- V-5 A Lighting Plan shall be developed (in consultation with the City of Culver City and the HOAs) for the campus (including sports fields and tennis courts) prior to the installation or replacement of any light standards on and around the campus (including but not limited to the new and existing parking areas and streets surrounding the campus). The Lighting Plan shall specify that nighttime lighting must be located and designed (including, wherever appropriate, the incorporation of full-cutoff shielded fixtures or three-sided fixtures pointed at least 45 degrees below horizontal) to contain the light within the campus and avoid spillover lighting impacts on off-campus properties, including the adjacent residential areas to the south and northwest of the campus and the Baldwin Hills to the north and east. Use of netting that would create a visual barrier blocking out light and glare from the sports fields shall also be considered. All new lighting shall comply with the lighting standards set forth in the approved Lighting Plan, and those lighting standards shall meet all requirements of California lighting standards. Once installed, sports field and tennis court lighting shall be scheduled to shut off no later than 11 p.m., except in the case of safety and/or emergency situations.
- V-6 Appropriate light mitigation measures shall be employed such that light levels experienced by the surrounding communities shall comply with (i) then applicable California standards and (ii) Culver City standards existing as of December 31, 2004.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

V-5: Lighting Designer/Architect; WLAC Project Manager; WLAC

V-6: Lighting Designer/Architect; WLAC Project Manager

Implementation Phase:

V-5: (1) Design, (2) Construction, and (3) Operation

V-6: (1) Design and (2) Construction

Monitoring Activity:

V-5: (1) Check that individual lighting plans and specifications are consistent with formal Lighting Plan and in compliance with California lighting standards and that lights are designed to avoid spillover lighting impacts on sensitive residential uses and sensitive biological resources. (2) Inspect installation of new lighting to ensure compliance with lighting plans and specifications. (3) Check compliance with 11:00 p.m. deadline for shutting off sports field and tennis court lighting.

V-6: (1) Check individual lighting plans and specifications for compliance with California and Culver City standards. (2) Check light levels to ensure compliance with California and Culver City standards.

Monitoring Period:

V-5: (1) Design, (2) Construction, and (3) Operation

V-6: (1) Design and (2) Operation

Party Responsible for Monitoring Activity:

V-5: (1) WLAC Project Manager; (2) WLAC Project Manager; (3) WLAC

V-6: (1) WLAC Project Manager; (2) WLAC

Frequency:

V-5: (1) Once during Design, (2) as necessary during installation of lighting, and (3) as necessary once lighting is installed.

V-6: (1) Once during Design and (2) once during Operation.

Outside Agency Coordination: None

Agency: N/A

3. Adverse Impact:

Shade/Glare and Artificial Light: The installation of lighting standards along the proposed second access road alignment 1d would result in a change in nighttime lighting conditions north of the campus.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

V-7 New roadway lighting standards and fixtures (including replacement of existing fixtures) shall comply with the lighting standards set forth in the approved Lighting Plan, and those lighting standards shall meet all requirements of California lighting standards. Lighting standards and fixtures along the second access road shall be consistent in design throughout the length of the roadway and shall incorporate low-intensity lighting, shielded fixtures. Where appropriate, landscaping shall be provided for additional shielding.

V-8 All modifications to roads within and surrounding the College that are located near residential areas (such as the proposed connection of Stocker Street to C Street) shall be designed so as to minimize the impact from lights on the College's neighbors.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

V-7: Lighting Designer/Architect/Engineer; Landscape Architect; WLAC Project Manager

V-8: Architect/Engineers; WLAC Project Manager

Implementation Phase:

V-7: (1) Design and (2) Construction

V-8: (1) Design and (2) Construction

Monitoring Activity:

V-7: (1) Check lighting plans and specifications to ensure consistency with Lighting Plan and compliance with California standards and that spillover lighting or glare impacts on sensitive residential uses and biological resources are avoided.
(2) Inspect installation of new lighting to ensure compliance with lighting plans and specifications.

V-8: (1) Check roadway plans to ensure that no glare-producing materials or design features that would result in artificial lighting impacts are included. (2) Check roadway construction for compliance with plans.

Monitoring Period:

V-7: (1) Design and (2) Construction

V-8: (1) Design and (2) Construction

Party Responsible for Monitoring Activity:

V-7: (1) and (2) WLAC Project Manager

V-8: (1) and (2) WLAC Project Manager

Frequency:

V-7: (1) Once during Design and (2) as necessary during installation of lighting.

V-8: (1) Once during Design and (2) as necessary during roadway construction.

Outside Agency Coordination: None

Agency: N/A

B. Air Quality

1. Adverse Impact:

Construction Impacts: Construction activities would generate an estimated 1,133 pounds of carbon monoxide (CO), 994 pounds of volatile organic compounds (VOCs), and 1,131 pounds of nitrogen oxides (NO_x) on the peak day, which would exceed the South Coast Air Quality Management District (SCAQMD) recommended significance thresholds of 550, 75, and 100 pounds/day, respectively. Thus, without mitigation, CO, VOC and NO_x, emissions would be significant on the peak day of construction. Construction of second access road alignment 1d would also result in significant emissions of particulate matter (PM₁₀). Children attending the Child Development Center could be significantly affected if construction activities in the immediate vicinity generate substantial amounts of fugitive dust emissions.

Significance before Mitigation: Significant

Significance after Mitigation: Significant [After mitigation, emissions for CO, VOC, NO_x, (and PM₁₀ under alignment 1d) on peak day of construction would remain above SCAQMD thresholds.]

Mitigation Measures:

The URBEMIS model quantifies the effectiveness of standard construction mitigation dust control practices and some additional heavy equipment exhaust control measures. The following mitigation measures shall be implemented to control fugitive dust. These measures would reduce PM₁₀ emissions by 90 percent.

AQ-1 Apply soil stabilizers to inactive areas.

AQ-2 Water exposed surfaces three times daily.

AQ-3 Cover all stock piles with tarps.

AQ-4 Water all haul roads three times daily.

AQ-5 Reduce speeds on unpaved roads to less than 15 miles per hour.

The following mitigation measures shall also be implemented; however, their effectiveness has not been quantified. No information is available through the SCAQMD or the URBEMIS model to quantify the effectiveness of these following measures.

AQ-6 Moisten soil not more than 15 minutes prior to moving soil and four times a day under windy conditions in order to maintain soil moisture of 12 percent.

AQ-7 On the last day of active operations prior to a weekend or holiday, apply water or a chemical stabilizer to maintain a stabilized surface.

AQ-8 Cease grading during periods when winds exceed 25 miles per hour.

AQ-9 Moisten excavated soil prior to loading on trucks.

AQ-10 Apply cover to all loads of dirt leaving the site or leave sufficient freeboard capacity in truck to prevent fugitive dust emissions en route to disposal site.

AQ-11 Sweep streets to remove dirt carried out by truck wheels.

AQ-12 Schedule grading and excavation activities that occur within approximately 200 feet of the CDC during periods when children are not in attendance. If it is not possible to schedule grading and excavation activities when children are not present at the CDC, then children shall be kept indoors with the windows closed. Air conditioners in the CDC building shall have proper filters to ensure dust generated by construction activities is not transmitted indoors via the building's ventilation system.

AQ-13 Construct a temporary fence around the perimeter of the CDC site to shield it from fugitive dust emissions. The fence shall have a minimum height of 8 feet and a solid or impermeable surface.

AQ-14 Wash off all trucks leaving the construction site.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

AQ-1 through AQ-11, AQ-13, AQ-14: Construction Contractor; WLAC Project Manager

AQ-12: WLAC Project Manager; WLAC; Construction Contractor

Implementation Phase:

AQ-1 through AQ-11, AQ-13, AQ-14: (1) Pre-construction and (2) Construction
AQ-12: (1) Construction

Monitoring Activity:

AQ-1 through AQ-11, AQ-13, AQ-14: (1) Check construction specifications and contracts to ensure mitigation measures are specified. (2) Inspect onsite construction activities to ensure the construction contractor implements measures.

AQ-12: (1) Check to ensure construction in vicinity of CDC is scheduled when children are not present. (2) Check to ensure proper filters are installed in CDC building air conditioner.

Monitoring Period:

AQ-1 through AQ-11, AQ-13, AQ-14: (1) Pre-construction and (2) Construction
AQ-12: (1) Pre-construction and (2) Pre-construction

Party Responsible for Monitoring Activity:

AQ-1 through AQ-11, AQ-13, AQ-14: (1) WLAC Project Manager and (2) WLAC Project Manager

AQ-12: (1) and (2) WLAC Project Manager

Frequency:

AQ-1 through AQ-11, AQ-13, AQ-14: (1) Once during Pre-construction and (2) periodically during Construction.

AQ-12: (1) As necessary during Pre-construction and (2) once during Pre-construction.

Outside Agency Coordination: Possibly

Agency:

South Coast Air Quality Management District

2. Adverse Impact:

Construction Impacts: During construction, both trucks and equipment would emit diesel exhaust, which has been declared as a toxic substance by the California Air Resources Board. The potential exists for significant adverse impacts on sensitive receptors, without mitigation.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

The following mitigation measures shall be employed wherever feasible to reduce gaseous emissions from equipment. They would also reduce toxic emissions from diesel equipment. These measures would reduce NO_x emission by approximately 50 percent, CO and ROG emissions by approximately 90 percent, and particulate matter exhaust emissions by approximately 94 percent.

AQ-15 Use aqueous diesel fuel.

AQ-16 Use cooled exhaust gas recirculation.

The following mitigation measures shall also be employed wherever feasible to further reduce gaseous and toxic emissions from equipment. No reduction credit is taken because of the uncertainty regarding scheduling and applicability to construction requirements.

AQ-17 Turn off equipment when not in use for longer than five minutes.

AQ-18 Use bio-diesel fuel in all onsite diesel-powered equipment, if available.

AQ-19 Use alternatively fueled (compressed natural gas [CNG], liquefied natural gas [LNG], dual-fuel or electric) construction equipment, if available.

AQ-20 To the extent feasible, minimize truck idling on site and locate staging areas away from locations where students are congregated.

AQ-21 Require all construction vehicles to use Culver City haul routes and schedules.

AQ-22 Phase and schedule construction activities to avoid emission peaks and discontinue use during second stage smog alerts. A second stage smog alert occurs when the Pollution Standard Index reaches 300, at which point the general public is advised to avoid outdoor activity.

AQ-23 Implement the following to reduce construction-related traffic congestion.

- Provide rideshare and transit incentives to construction personnel;
- Configure construction perking to minimize traffic interferences;
- Provide a flag person with radio communication to guide traffic properly when and if necessary.

AQ-24 All appropriate reasonable steps shall be taken to minimize the amount of any air pollution generated by construction activities and all feasible mitigation measures shall be implemented to protect the community against any potentially harmful effects of such pollution.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

AQ-15 through AQ-23: Construction Contractors

AQ-24: WLAC Project Manager; Construction Contractors

Implementation Phase:

AQ-15 through AQ-23: (1) Pre-Construction and (2) Construction

AQ-24: (1) Construction

Monitoring Activity:

AQ-15 through AQ-23: (1) Check construction specifications and contracts to ensure mitigation measures are specified. (2) Inspect onsite construction activities to ensure the construction contractor implements measures.

AQ-24: (1) Inspect construction activities.

Monitoring Period:

AQ-15 through AQ-23: (1) Pre-Construction and (2) Construction

AQ-24: (1) Construction

Party Responsible for Monitoring Activity:

AQ-15 through AQ-23: (1) and (2) WLAC Project Manager

AQ-24: (1) WLAC Project Manager

Frequency:

AQ-15 through AQ-23: (1) Once during Pre-construction and (2) periodically during Construction.

AQ-24: (1) As necessary during Construction.

Outside Agency Coordination: (1) Yes and (2) Possibly

Agency:

(1) City of Culver City (AQ-21); (2) South Coast Air Quality Management District

C. Biological Resources

1. Adverse Impact:

Vegetation: Construction of the proposed second access road would require removal of existing vegetation, which may include special-status plant species.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

- BR-1** A focused survey for special-status plant species shall be conducted during the appropriate growing season prior to ground-disturbing activities.
- BR-2** If any special-status plant species are found within the construction footprint, route alignment changes shall be implemented, if feasible, to avoid impacts. Fencing shall be used to demarcate and protect found special-status plant species.
- BR-3** If avoidance is infeasible, then consultation with CDFG shall be conducted to formulate appropriate mitigation measures, such as salvaging topsoil and collection and storage of seeds for later spreading onsite or at an appropriate alternative mitigation site.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

- BR-1: WLAC Project Manager; Qualified Botanist;
BR-2: WLAC Project Manager; Qualified Botanist; Construction Contractor
BR-3: WLAC Project Manager; Qualified Botanist

Implementation Phase:

- BR-1: (1) Pre-construction
BR-2: (1) Pre-construction and (2) Construction
BR-3: (1) Pre-construction

Monitoring Activity:

- BR-1: (1) Check to ensure a qualified botanist is hired and conducts the focused survey.
- BR-2: (1) If special-status plant species are found, check that route alignment changes are investigated to avoid, if feasible, special-status plant species. (2) Check that fencing is installed to demarcate and protect special-status plant species.
- BR-3: (1) Check that consultation with California Department of Fish & Game occurs and appropriate mitigation measures are formulated.

Monitoring Period:

- BR-1: (1) Pre-construction
BR-2: (1) and (2) Pre-construction
BR-3: (1) Pre-construction

Party Responsible for Monitoring Activity:

- BR-1: (1) WLAC Project Manager
BR-2: (1) WLAC Project Manager; Project Engineer and (2) Qualified Botanist and WLAC Project Manager
BR-3: (1) Qualified Botanist and WLAC Project Manager

Frequency:

BR-1: (1) Once during Pre-construction.

BR-2: (1) As necessary during Pre-construction and (2) once during Pre-construction.

BR-3: (1) Once during Pre-construction.

Outside Agency Coordination: Potentially (BR-3)

Agency:

California Department of Fish & Game (BR-3)

2. Adverse Impact:

Wildlife: Construction of the second access road could result in the removal or destruction of potential bird nesting or roosting sites. This would be a violation of Migratory Bird Treaty Act (MBTA) and California Department of Fish & Game (CDFG) Code and would be a significant impact.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

BR-4 No ground disturbance, site clearing, or removal of any potential nesting habitat shall be conducted within the typical breeding/nesting season for birds (February 15 to August 30); or

Within 15 days and again within 72 hours prior to any ground disturbing activities, a qualified biologist shall conduct surveys for nesting birds (including raptors). The surveys shall occur prior to the clearing, removal, or trimming of any vegetation. Surveys shall include areas within 200 feet of construction site boundaries. The biologist must be qualified to determine the status and stage of nesting efforts by all locally breeding bird and raptor species without causing intrusive disturbance.

BR-5 If an active nesting effort is confirmed or considered very likely by the biologist, a fence barrier shall be erected around the nest site to provide a minimum 50-foot barrier between the nest and construction activities. A 200-foot buffer shall be required for any raptor-nesting site. No habitat removal or any other work shall be allowed to occur within the fenced nest zone until a qualified biologist confirms that the young have fledged and have left the nest.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

BR-4: WLAC Project Manager; Qualified Ornithologist

BR-5: WLAC Project Manager; Qualified Ornithologist

Implementation Phase:

BR-4: (1) Pre-construction

BR-5: (1) Pre-construction

Monitoring Activity:

BR-4: (1) Check that construction activities avoid bird breeding season or check that a qualified ornithologist is hired and performs the focused surveys 15 days and again within 72 hours prior to any on- or off-site construction activities.

BR-5: (1) Check that fence barriers are erected around nest sites to provide a buffer.
(2) Check to ensure that no habitat removal or any work occurs within the fenced nest zone until it is confirmed that the young have fledged and have left the nest.

Monitoring Period:

BR-4: (1) Pre-construction

BR-5: (1) Pre-construction and (2) Construction

Party Responsible for Monitoring Activity:

BR-4: (1) WLAC Project Manager

BR-5: (1) and (2) Qualified Ornithologist and WLAC Project Manager

Frequency:

BR-4: (1) As necessary prior and during Construction.

BR-5: (1) As necessary prior to Construction and (2) periodically during Construction.

Outside Agency Coordination: None

Agency: N/A

3. Adverse Impact:

Wildlife: The potential exists for the direct and indirect “take” of special-status animal species as defined by the federal Endangered Species Act (ESA) due to direct mortality of special-status wildlife species by construction activities or if construction activities (e.g., noise and fugitive dust emissions) “harassed” sensitive birds species enough to cause them to abandon nests. Coastal California gnatcatchers and the Pacific Pocket mouse may be present in the Baldwin Hills. If direct or indirect “take” of a special-status species, as defined by ESA, were to occur due to the construction of the proposed second access road, it would be a violation of ESA and would be a significant impact.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

BR-6 Within 15 days and again within 72 hours prior to any construction activities along the second access road, a focused survey for coastal California gnatcatcher and burrowing owl shall be conducted by a qualified ornithologist and a biologist with small mammal trapping experience shall conduct a focused survey for the Pacific pocket mouse. All of these species occur in chaparral (e.g., coastal sage and coastal sage scrub) habitats, the dominant habitat types in the Baldwin Hills.

BR-7 If the presence of any of these three special-status species occurs within the survey area in the vicinity of the alignment, compensation for the loss of native chaparral should be provided elsewhere within the Baldwin Hills through chaparral restoration/replacement at a 1-to-1 ratio (given the significant disturbance of this area of the Baldwin Hills). Consultation with US Fish & Wildlife Service (USFWS) and CDFG is also required. If suitable area cannot be found within the Baldwin Hills to restore/replace native habitat, it is recommended that the College consult with USFWS and/or CDFG, depending on federal or state status, about the possibility of buying into a mitigation bank for coastal sage scrub habitat at a 1-to-1 ratio.

BR-8 An onsite biologist shall be present to monitor construction activities, flag sensitive habitats, and educate the construction crews about biological concerns.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

BR-6: WLAC Project Manager; Qualified Ornithologist; Qualified Mammalian Biologist

BR-7: WLAC Project Manager; District/WLAC; Qualified Ornithologist; Qualified Mammalian Biologist

BR-8: WLAC Project Manager; Qualified Biologist

Implementation Phase:

BR-6: (1) Pre-construction

BR-7: (1) Pre-construction and (2) Construction

BR-8: (1) Construction

Monitoring Activity:

BR-6: (1) Check that a qualified ornithologist and biologist with mammal trapping experience are hired and perform the focused surveys 15 days and again within 72 hours prior to any second access road construction activities.

BR-7: (1) and (2) Check that consultation with USFWS and CDFG occurs and appropriate mitigation is developed and implemented to compensate for loss of habitat.

BR-8: (1) Check that a qualified biologist is hired and monitors construction activities, flags sensitive habitats, and educates the construction crews about biological concerns.

Monitoring Period:

BR-6: (1) Pre-construction

BR-7: (1) Pre-construction

BR-8: (1) Construction

Party Responsible for Monitoring Activity:

BR-6: (1) WLAC Project Manager

BR-7: (1) WLAC Project Manager

BR-8: (1) WLAC Project Manager

Frequency:

BR-6: (1) As necessary during Pre-construction.

BR-7: (1) As necessary during Pre-construction and Construction.

BR-8: (1) As necessary during construction of second access road.

Outside Agency Coordination: Potentially (BR-7)

Agency:

US Fish & Wildlife Service and California Department of Fish & Game (BR-7)

4. Adverse Impact:

Wildlife: Increased nighttime lighting associated with new facilities and improvements could “harass” bird species (particularly raptors) resulting in nest abandonment. Wildlife species on campus and in the immediate vicinity are generally well adapted to lighting associated with existing campus facilities and other urban development in the area. However, if new athletic field flood lighting results in substantial spillover impacts on the adjacent Baldwin Hills adversely affecting habitat use or resulting in nest abandonment by special-status bird species, the impact would be significant.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

BR-9 A Lighting Plan shall be developed (in consultation with the City of Culver City and the HOAs) for the campus (including sports fields and tennis courts) prior to the installation or replacement of any light standards on and around the campus

(including but not limited to the new and existing parking areas and streets surrounding the campus). The Lighting Plan shall specify that nighttime lighting must be located and designed (including, wherever appropriate, the incorporation of full-cutoff shielded fixtures or three-sided fixtures pointed at least 45 degrees below horizontal) to contain the light within the campus and avoid spillover lighting impacts on off-campus properties, including the adjacent residential areas to the south and northwest of the campus and the Baldwin Hills to the north and east. Use of netting that would create a visual barrier blocking out light and glare from the sports fields shall also be considered. All new lighting shall comply with the lighting standards set forth in the approved Lighting Plan, and those lighting standards shall meet all requirements of California lighting standards. Once installed, sports field and tennis court lighting shall be scheduled to shut off no later than 11 p.m., except in the case of safety and/or emergency situations.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

BR-9: Lighting Designer/Architect; WLAC Project Manager; WLAC

Implementation Phase:

BR-9: (1) Design, (2) Construction, and (3) Operation

Monitoring Activity:

BR-9: (1) Check that lighting plans and specifications are consistent with formal Lighting Plan and in compliance with California lighting standards and that lights are designed to avoid spillover impacts on sensitive residential uses and biological resources. (2) Inspect installation of new lighting to ensure compliance with lighting plans and specifications. (3) Check compliance with 11:00 p.m. deadline for shutting off sports field and tennis court lighting.

Monitoring Period:

BR-9: (1) Design, (2) Construction, and (3) Operation

Party Responsible for Monitoring Activity:

BR-9: (1) WLAC Project Manager; (2) WLAC Project Manager; (3) WLAC

Frequency:

BR-9: (1) Once during Design, (2) as necessary during installation of lighting, and (3) as necessary once lighting is installed.

Outside Agency Coordination: None

Agency: N/A

D. Archaeological Resources

1. Adverse Impact:

Construction excavations have the potential to disturb, alter, or destroy significant archaeological resources that may be present in some project locations.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

AR-1 When access is obtained, the remaining unsurveyed portions of the selected second access road alignment shall be surveyed for cultural resources. All located resources shall be documented, and a report of findings prepared.

AR-2 A certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, shall monitor all project-related initial ground-disturbing activities in areas of second access road construction.

AR-3 In those areas that are not monitored by an archaeologist and a certified culturally affiliated Native American, if buried cultural resources are uncovered during construction, all work shall be halted in the vicinity of the archaeological discovery until a qualified archaeologist can visit the site of discovery and assess the significance of the archaeological resource.

AR-4 Provisions for the disposition of recovered prehistoric artifacts shall be made in consultation with culturally affiliated Native Americans. The College shall be the final arbiter should disagreement arise over the disposition of the recovered artifacts.

AR-5 In the event of an accidental discovery of any human remains in a location other than a dedicated cemetery, the steps and procedures specified in Health and Safety Code 7050.5, State CEQA Guidelines 15064.5(e), and Public Resources Code 5097.98 shall be implemented.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

AR-1: WLAC Project Manager; Qualified Archaeologist

AR-2: WLAC Project Manager; Qualified Archaeologist; Native American Monitor

AR-3: WLAC Project Manager; Construction Contractor; Qualified Archaeologist

AR-4: WLAC Project Manager; Qualified Archaeologist; WLAC

AR-5: WLAC Project Manager; Construction Contractor

Implementation Phase:

- AR-1: (1) Pre-construction
- AR-2: (1) Construction
- AR-3: (1) Construction
- AR-4: (1) Construction and (2) Post-construction
- AR-5: (1) Construction

Monitoring Activity:

- AR-1: (1) Check that a qualified archaeologist is retained and surveys previously unsurveyed portions of the second access road alignment. (2) Check that located resources are documented and a report prepared.
- AR-2: (1) Check to ensure that a qualified archaeologist and Native American monitor are retained to monitor ground-disturbing activities for the second access road.
- AR-3: (1) Check that construction crews are educated about procedures to follow in the event buried archaeological resources are uncovered during construction. (2) Check that construction halts in vicinity of any archaeological discoveries until an archaeologist can visit the site.
- AR-4: (1) and (2) Check that provisions are made for disposition of any recovered prehistoric artifacts.
- AR-5: (1) Check that construction crews are educated about procedures in the event human remains are discovered. (2) Check that state regulations are followed in the event of accidental discovery of human remains.

Monitoring Period:

- AR-1: (1) and (2) Pre-construction
- AR-2: (1) Pre-construction
- AR-3: (1) Pre-construction and (2) Construction
- AR-4: (1) Construction and (2) Post-construction
- AR-5: (1) Pre-construction and (2) Construction

Party Responsible for Monitoring Activity:

- AR-1: (1) and (2) WLAC Project Manager
- AR-2: (1) WLAC Project Manager
- AR-3: (1) and (2) WLAC Project Manager and Construction Contractor
- AR-4: (1) and (2) WLAC Project Manager; Qualified Archaeologist; WLAC
- AR-5: (1) and (2) WLAC Project Manager and Construction Contractor

Frequency:

- AR-1: (1) As necessary during Pre-construction and (2) once during Pre-construction.
- AR-2: (1) Once during Pre-construction.
- AR-3: (1) Once during Pre-construction and (2) as necessary during Construction.
- AR-4: (1) and (2) As necessary during Construction and Post-construction.
- AR-5: (1) and (2) As necessary during Pre-construction and Construction.

Outside Agency Coordination: Potentially (AR-4 and AR-5)

Agency:

Native American Heritage Commission (NAHC), culturally affiliated Native Americans, and designated repository (AR-4); County coroner, NAHC, and most likely Native American descendant identified by NAHC (AR-5).

E. Paleontological Resources

1. Adverse Impact:

Excavation into Pleistocene sediments below a depth of 4 feet could result in the destruction of unique fossil resources.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

PR-1 A qualified paleontologic monitor shall monitor excavation in areas identified as likely to contain paleontologic resources. These areas are defined as all areas within the College campus where planned excavation will exceed depths of 4 feet, and all areas beyond the bounds of the campus to be disturbed for the proposed second access road construction, regardless of depth. The qualified paleontologic monitor shall retain the option to reduce monitoring if, in their professional opinion, sediments being monitored are previously disturbed. Monitoring may also be reduced if the potentially fossiliferous units, previously described, are not found to be present or, if present, are determined by qualified paleontologic personnel to have low potential to contain fossil resources.

The monitor shall be equipped to salvage fossils and samples of sediments as they are unearthed to avoid construction delays, and shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Because the Culver Sand or Inglewood Formation deposits yield small fossils specimens likely to go unnoticed during typical large scale paleontological monitoring, matrix samples from those rock units shall be collected and processed to determine the potential for small fossils to be recovered prior to substantial excavations in those rock units. If this sampling indicates these units do possess small fossils, a matrix sample of up to 6,000 pounds of rock shall be collected at various locations, to be specified by the paleontologist, within the construction area. These matrix samples shall also be processed for small fossils.

PR-2 Recovered specimens shall be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.

PR-3 Specimens shall be curated into a professional, accredited museum repository with permanent retrievable storage.

PR-4 A report of findings, with an appended itemized inventory of specimens, shall be prepared. The report and inventory, when submitted to the College, will signify completion of the program to mitigate impacts to paleontologic resources.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

PR-1: WLAC Project Manager; Qualified Paleontologist

PR-2: WLAC Project Manager; Qualified Paleontologist

PR-3: WLAC Project Manager; District/WLAC; Qualified Paleontologist

PR-4: WLAC Project Manager; Qualified Paleontologist

Implementation Phase:

PR-1: (1) Construction

PR-2: (1) Construction and (2) Post-construction

PR-3: (1) Post-construction

PR-4: (1) Post-construction

Monitoring Activity:

PR-1: (1) Check to ensure that a paleontologist is retained to conduct monitoring of earth moving in sensitive areas. (2) Check to ensure monitors are onsite during construction.

PR-2: (1) Check that any fossil remains discovered are evaluated and properly treated.

PR-3: (1) Check that recovered specimens are properly curated into an accredited museum repository.

PR-4: (1) Check that report of findings is prepared.

Monitoring Period:

PR-1: (1) Pre-construction and (2) Construction

PR-2: (1) Construction and post-construction

PR-3: (1) Post-construction

PR-4: (1) Post-construction

Party Responsible for Monitoring Activity:

PR-1: (1) and (2) WLAC Project Manager

PR-2: (1) WLAC Project Manager

PR-3: (1) WLAC Project Manager; District/WLAC

PR-4: (1) WLAC Project Manager; District/WLAC

Frequency:

PR-1: (1) Once during Pre-construction and (2) as necessary during Construction.

PR-2: (1) As necessary during Construction and Post-construction.

PR-3: (1) Once during Post-construction.

PR-4: (1) Once during Post-construction.

Outside Agency Coordination: Potentially (PR-3)

Agency:

Museum designated as a repository for fossil remains, which most likely would be the Los Angeles Museum of Natural History (PR-3)

F. Geology and Soils

1. Adverse Impact:

Soil Erosion: Most of the native soils onsite, as well as fill slopes constructed with native soils have a moderate to high susceptibility to erosion. These materials, especially the Culver Sand, would be particularly prone to erosion during the grading phase, especially during heavy rains. The implementation of industry standard storm water pollution control Best Management Practices would reduce soil erosion impacts to a less than significant level.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

GE-1 Erosion control measures shall be implemented and shall include the placement of sandbags around basins; use of proper grading techniques; appropriate sloping, shoring, and bracing of the construction site; and covering or stabilizing topsoil stockpiles.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

GE-1: WLAC Project Manager; Construction Contractor

Implementation Phase:

GE-1: (1) Construction

Monitoring Activity:

GE-1: (1) Inspect construction sites to ensure compliance with applicable codes, geotechnical study recommendations, and OSHA standards.

Monitoring Period:

GE-1: (1) Construction

Party Responsible for Monitoring Activity:

GE-1: (1) WLAC Project Manager and Construction Contractor

Frequency:

GE-1: (1) As necessary during Construction.

Outside Agency Coordination: None

Agency: N/A

2. Adverse Impact:

Unstable Slopes: The preferred access road alignments are west of the potential landslide hazard areas; therefore, there is a nil to very low risk of a landslide hazard. A section of alignment 1d would be constructed through high topographic gradients. A retaining wall would be constructed reducing the hazard from unstable slopes. The campus is made up of low topographic gradients, and so this hazard is not anticipated.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

GE-2 All earthwork and grading shall meet the requirements of State of California Building Code, Title 24, part 2, volume 1 and shall be performed in accordance with the recommendations in the Geotechnical Investigation conducted for each proposed project at the West Los Angeles College campus.

GE-3 All excavation and shoring systems shall meet the minimum requirements of the Occupational Safety and Health Administration (OSHA) standards.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

GE-2: WLAC Project Manager; Construction Contractor

GE-3: WLAC Project Manager; Construction Contractor

Implementation Phase:

GE-2: (1) Construction

GE-3: (1) Construction

Monitoring Activity:

GE-2: (1) Inspect construction sites to ensure compliance with applicable state codes and geotechnical study recommendations.

GE-3: (1) Inspect construction sites to ensure compliance with OSHA standards.

Monitoring Period:

GE-2: (1) Construction

GE-3: (1) Construction

Party Responsible for Monitoring Activity:

GE-2: (1) WLAC Project Manager and Construction Contractor

GE-3: (2) WLAC Project Manager and Construction Contractor

Frequency:

GE-2: (1) As necessary during Construction.

GE-3: (1) As necessary during Construction.

Outside Agency Coordination: None

Agency: N/A

3. Adverse Impact:

Strong Ground Shaking: Strong earthquake-induced ground shaking could be triggered by seismic activity on any of the faults within 30 miles of the project area, resulting in significant damage to structures in the proposed project area.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

GS-1 Site-specific geotechnical investigations shall be performed by qualified licensed professionals before final design of any structures and recommendations provided in these reports shall be implemented, as appropriate.

GS-2 Design and construction of structures for the proposed project shall conform to all applicable provisions of the California State Architect, which follow guidelines set forth in the 2001 California Building Code (CBC). The CBC is based on the 1997 Uniform Building Code (UBC) and sets forth regulations concerning proper earthquake design and engineering.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

GS-1: Project Geologists, Engineers, and Architects; Construction Contractors

GS-2: Project Engineers and Architects; Construction Contractors

Implementation Phase:

GS-1: (1) Design and (2) Construction

GS-2: (1) Design and (2) Construction

Monitoring Activity:

GS-1: (1) Check to ensure geotechnical investigations have been completed. Review building plans for compliance with recommendations in geotechnical investigation and for compliance with applicable building codes. (2) Inspect construction to ensure compliance with building plans.

GS-2: (1) Check building plans for compliance with state codes: (2) Inspect construction to ensure compliance with building plans.

Monitoring Period:

GS-1: (1) Design and (2) Construction

GS-2: (1) Design and (2) Construction

Party Responsible for Monitoring Activity:

GS-1: (1) WLAC Project Manager, Project Engineer; (2) WLAC Project Manager and Construction Contractor

GS-2: (1) WLAC Project Manager, Project Engineer; (2) WLAC Project Manager and Construction Contractor

Frequency:

GS-1: (1) Once during Design and (2) as necessary during Construction.

GS-2: (1) Once during Design and (2) as necessary during Construction.

Outside Agency Coordination: None

Agency: N/A

4. Adverse Impact:

Liquefaction: The southwest corner of the campus and where the proposed access road alignments meet Jefferson Boulevard have a moderate to high potential for liquefaction, the San Pedro Formation area a low potential, and the remainder of the site a low to moderate potential. Consequently construction of project improvements in the southwest corner of the campus and near Jefferson Boulevard could be subject to a potentially significant liquefaction hazard.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

GS-3 Materials susceptible to liquefaction in structural areas shall be removed and recompacted, if practical. Where appropriate, subdrains shall be provided for control of groundwater levels to reduce liquefaction potential. Also see GS-1 above.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

GS-3: Project Engineers; Construction Contractors

Implementation Phase:

GS-3: (1) Design and (2) Construction

Monitoring Activity:

GS-3: (1) Check to ensure project plans comply with recommendations in geotechnical investigations concerning liquefaction hazards. (2) Inspect construction for compliance with project plans and recommendations in geotechnical investigations.

Monitoring Period:

GS-3: (1) Design and (2) Construction

Party Responsible for Monitoring Activity:

GS-3: (1) WLAC Project Manager, Project Engineers and (2) WLAC Project Manager and Construction Contractor

Frequency:

GS-3: (1) Once during Design and (2) as necessary during Construction.

Outside Agency Coordination: None

Agency: N/A

5. Adverse Impact:

Lateral Spreading: In areas within the project site covered by soils developed by the unconsolidated deposits from alluvium, colluvium, landslide debris and slopewash, and which are underlain by liquefiable alluvium, lateral spreading hazard is potentially significant.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

GS-4 Materials susceptible to lateral spreading in structural areas shall be removed and recompact.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

GS-4: Project Engineer; Construction Contractor

Implementation Phase:

GS-4: (1) Design and (2) Construction

Monitoring Activity:

GS-4: (1) Check to ensure project plans comply with recommendations in geotechnical investigations concerning soil hazards. (2) Inspect construction for compliance with project plans and recommendations in geotechnical investigations.

Monitoring Period:

GS-4: (1) Design and (2) Construction

Party Responsible for Monitoring Activity:

GS-4: (1) WLAC Project Manager, Project Engineer and (2) WLAC Project Manager, Construction Contractor

Frequency:

GS-4: (1) Once during Design and (2) as necessary during Construction.

Outside Agency Coordination: None

Agency: N/A

6. Adverse Impact:

Unsuitable Soil Conditions: Expansion potential of soil within the project area could vary from very low for soils developed in sandy materials to very high for soils developed on lean clay units. Expansive soils are characterized by their ability to undergo significant volume change (shrink and swell) due to variation in soil moisture content. Potential impacts could include unacceptable settlement or heave of structures, concrete slabs supported-on-grade, and pavements supported on these types of soil. The impact from unsuitable soils is potentially significant. However the impact can be reduced to a less than significant level provided that appropriate mitigation measures are implemented in design and construction of proposed facilities.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

GS-5 The geotechnical investigation of proposed facilities shall fully characterize the presence and extent of corrosive, expansive, or loose compactable soil. Based on the collected data, appropriate mitigation shall be designed. Mitigation options could include the following: removal of unsuitable subgrade soils and replacement with engineered fill, installation of cathodic protection systems to protect buried metal utilities, use of coated or nonmetallic (i.e., concrete or PVC) pipes not susceptible to corrosion, construction of foundations using sulfate-resistant concrete, support of structures on deep pile foundation systems, densification of compactable subgrade soils with in-situ techniques, and placement of moisture barriers above and around expansive subgrade soils to help prevent variations in soil moisture content.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

GS-5: Project Engineer; Construction Contractor

Implementation Phase:

GS-5: (1) Design and (2) Construction

Monitoring Activity:

GS-5: (1) Check to ensure project plans comply with recommendations in geotechnical investigations concerning soil hazards. (2) Inspect construction for compliance with project plans and recommendations in geotechnical investigations.

Monitoring Period:

GS-5: (1) Design and (2) Construction

Party Responsible for Monitoring Activity:

GS-5: (1) WLAC Project Manager, Project Engineer and (2) WLAC Project Manager, Construction Contractor

Frequency:

GS-5: (1) Once during Design and (2) as necessary during Construction.

Outside Agency Coordination: None

Agency: N/A

7. Adverse Impact:

Seismically Induced Settlement: Low to moderate compressibility would be expected from the existing fill and the alluvium. Due to the fairly large fill, alluvial/colluvial thicknesses, settlement amounts may vary from location to location.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

GS-6 Removal and recompaction of unsuitable materials including loose alluvium and colluvium shall be conducted during grading operations. Removal of loose materials, generally the upper 5 to 10 feet below natural ground surface, and replacement with an engineered fill would mitigate the potential for seismic settling.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

GS-6: Project Engineer; Construction Contractor

Implementation Phase:

GS-6: (1) Design and (2) Construction

Monitoring Activity:

GS-6: (1) Check to ensure project plans comply with recommendations in geotechnical investigations concerning soil hazards. (2) Inspect construction for compliance with project plans and recommendations in geotechnical investigations.

Monitoring Period:

GS-6: (1) Design and (2) Construction

Party Responsible for Monitoring Activity:

GS-6: (1) WLAC Project Manager, Project Engineer and (2) WLAC Project Manager, Construction Contractor

Frequency:

GS-6: (1) Once during Design and (2) as necessary during Construction.

Outside Agency Coordination: None

Agency: N/A

8. Adverse Impact:

Subsidence/Uplift: While there is no evidence to suggest that the project site has been subject to adverse effects from subsidence and/or uplift due to oil reservoir pressurization issues, this subject warrants further investigation.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

GS-7 Proposed new structures shall comply with all design and monitoring techniques (e.g., pile foundations, reinforced mat foundations, settlement/uplift monuments) developed during the California Geological Survey (CGS) review process. At a minimum the applicant shall consult with the CGS in advance to solicit input regarding the investigation tasks. Unless otherwise approved by the CGS investigation tasks shall include:

1. Review and analyze Division of Oil, Gas, and Geothermal Resources (DOGGR) records (including annual reports) related to the Inglewood (Baldwin Hills) Oil Field with respect to measured subsidence or uplift to determine the magnitude and location of effects.
2. As dictated by the results of this review, existing aerial photographs, geologic maps, and other available imagery of the area (e.g., InSAR and GPS elevations) shall be reviewed to assess the potential for active subsidence or uplift, and the potential for faults to pass through the project site that could serve as locations for future differential movement.
3. Considering steps 1 and 2, determine the likelihood, location, and magnitude (if any) of future subsidence or uplift affects within the project site.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

GS-7: Project Engineer; Construction Contractor

Implementation Phase:

GS-7: (1) Design and (2) Construction

Monitoring Activity:

GS-7: (1) Check that consultation occurs with CGS and geotechnical investigation is completed. Check to ensure project plans comply with recommendations in geotechnical investigations concerning soil hazards. (2) Inspect construction for compliance with project plans and recommendations in geotechnical investigations.

Monitoring Period:

GS-7: (1) Design and (2) Construction

Party Responsible for Monitoring Activity:

GS-7: (1) WLAC Project Manager, Project Engineer and (2) WLAC Project Manager, Construction Contractor

Frequency:

GS-7: (1) Once during Design and (2) as necessary during Construction.

Outside Agency Coordination: Yes (GS-7)

Agency:

California Geological Survey (GS-7)

9. Adverse Impact:

Methane Gas: There is no evidence that nearby oil field re-pressurization is causing the migration of methane gas from deep geologic units toward the College campus. However, CGS Note 48 specifically requires that methane gas hazards be addressed.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

GS-8 Proposed new structures shall comply with all methane hazard design and monitoring techniques developed during the CGS review process. At a minimum the applicant shall consult with the CGS in advance to solicit input regarding the investigation tasks. Unless otherwise approved by the CGS investigation tasks shall include:

1. Review and analyze DOGGR records related to the Inglewood (Baldwin Hills) Oil Field with respect to measured methane gas releases in the vicinity of the field, and determine the magnitude and location of these releases (if any).
2. Review other existing reports on this subject that may have been conducted for other projects (e.g., Culver City, City of Los Angeles, County of Los Angeles) in the vicinity to assess the potential for active methane gas release from conduits such as faults, fracture zones, previously abandoned wells, undocumented wells or dry holes.
3. Considering steps 1 and 2, determine the likelihood, location, and magnitude (if any) of future methane gas releases within the project site.
4. If sufficient evidence is developed to suggest methane gas potential within the project site, a site specific methane gas study shall be performed by a

DSA/CGS-approved consultant at the project site to characterize the levels of methane and other volatile gases that may be present at the site and to evaluate the level of impact that hazardous gases might have on the proposed project.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

GS-8: Project Engineer; Construction Contractor

Implementation Phase:

GS-8: (1) Design and (2) Construction

Monitoring Activity:

GS-8: (1) Check that consultation occurs with CGS and geotechnical investigations are completed. Check to ensure project plans comply with recommendations in geotechnical investigations concerning methane gas hazards. (2) Inspect construction for compliance with project plans and recommendations in geotechnical investigations.

Monitoring Period:

GS-8: (1) Design and (2) Construction

Party Responsible for Monitoring Activity:

GS-8: (1) WLAC Project Manager, Project Engineer and (2) WLAC Project Manager, Construction Contractor

Frequency:

GS-8: (1) Once during design and (2) as necessary during construction.

Outside Agency Coordination: Yes (GS-8)

Agency:

California Geological Survey (GS-8)

G. Hazardous Materials

1. Adverse Impact:

Construction Impacts: Areas on campus where hazardous materials were stored or used are not expected to pose a significant hazard during construction.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

HM-1 Soil sampling and analysis shall be performed to determine the extent of potential contamination beneath all USTs, clarifiers, elevator shafts, and subsurface hydraulic life structures when onsite demolition or construction activities would affect a particular structure. This could eliminate construction delays associated with the unexpected discovery of contaminated soil. An adequate number of soil samples shall be collected and analyzed for those compounds that were stored in each structure.

HM-2 Prior to construction of proposed Master Plan projects, the College shall obtain a satisfactory closure letter from all appropriate public agencies for those hazardous chemicals and hazardous waste storage areas on the campus that have been identified as areas of concern by regulatory agencies.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

HM-1: WLAC Project Manager, Hazardous Materials Consultant

HM-2: WLAC Project Manager, WLAC

Implementation Phase:

HM-1: (1) Pre-construction

HM-2: (1) Pre-construction

Monitoring Activity:

HM-1: (1) Check to ensure that hazardous materials consultant has been hired and has conducted additional records review, analysis, and soil sample testing, as necessary, to identify potential hazardous materials sites that could be affected by construction activities.

HM-2: (1) Check to ensure that closure letters have been obtained.

Monitoring Period:

HM-1: (1) Pre-construction

HM-2: (1) Pre-construction

Party Responsible for Monitoring Activity:

HM-1: (1) WLAC Project Manager

HM-2: (1) WLAC Project Manager

Frequency:

HM-1: (1) As necessary during Pre-construction.

HM-2: (1) As necessary during Pre-construction.

Outside Agency Coordination: Potentially (HM-1 and HM-2)

Agency:

California Department of Toxic Substances Control (HM-1 and HM-2)

2. Adverse Impact:

Construction Impacts: Demolition or remodeling of older structures on the campus could potentially result in exposure and mobilization of asbestos-containing material and/or lead-based paint contaminants, a potentially significant impact.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

HM-3 Prior to renovation or demolition activities, all related asbestos survey and abatement documents shall be reviewed, and if necessary, complete asbestos and lead-paint surveys shall be performed. All asbestos containing materials and lead based paint shall be removed in accordance with all applicable local, state, and federal regulations.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

HM-3: WLAC Project Manager; Hazardous Materials Consultant and Contractor

Implementation Phase:

HM-3: (1) Pre-construction

Monitoring Activity:

HM-3: (1) Check to ensure that hazardous materials contractor has been hired to assess the presence and extent of asbestos-containing materials and lead-based paint in buildings and structures to be demolished or renovated. (2) Check to ensure that a licensed professional, prior to demolition/construction, removes asbestos-containing materials.

Monitoring Period:

HM-3: (1) and (2) Pre-construction

Party Responsible for Monitoring Activity:

HM-3: (1) and (2) WLAC Project Manager

Frequency:

HM-3: (1) Once during Pre-construction and (2) as necessary during Pre-construction.

Outside Agency Coordination: Potentially (HM-3)

Agency:

California Department of Toxic Substances Control (HM-3)

3. Adverse Impact:

Construction Impacts: If encountered or exposed during construction at the campus, oil field gas (commonly methane) or Volatile Organic Compounds (VOCs) could pose a hazard to construction workers and others in the vicinity, a potentially significant impact.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

HM-4 Soil gas sampling and testing shall be performed in and around several buildings within the southern central portion of the property due to the presence of Vickers 2, #18. In addition, a soil gas survey shall be conducted in all subterranean basements, tunnels, or other subsurface structures throughout the school. Select soil gas samples shall be pre-screened in the field with an organic vapor analyzer and then tested for methane, an odorless explosive gas. Approximately 20-30 borings (5-15 feet bgs) and sampling points shall be completed throughout the campus. In addition, air samples shall be collected from all tunnels and basements, if present, after the structures have been isolated for several days.

HM-5 If additional abandoned oil wells are located onsite, each well shall be uncovered and inspected for proper abandonment. Soil samples shall be collected around the well and reservoir, if any, and tested for total recoverable petroleum hydrocarbons, heavy metals, cyanides, and VOCs. The well shall then be re-abandoned, if necessary. Methane gas and VOC surveys of any subsurface structures (i.e., tunnels or basements) beneath the property site shall also be conducted if the presence of abandoned wells is identified.

HM-6 If contaminated soil or air exceeding regulatory limits is encountered as result of HM-1, HM-4, or HM-5 above, a remediation plan shall be developed in consultation with the appropriate regulatory authorities including the California Department of Toxic Substances Control and Regional Water Quality Control Board. Remediation identified shall be completed.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

HM-4: WLAC Project Manager; Hazardous Materials Consultant;

HM-5: WLAC Project Manager; Hazardous Materials Consultant

HM-6: WLAC Project Manager; Hazardous Materials Consultant

Implementation Phase:

HM-4: (1) Pre-construction

HM-5: (1) Pre-construction

HM-6: (1) Pre-construction

Monitoring Activity:

HM-4: (1) Check to ensure that a hazardous materials consultant has been hired to perform soil gas sampling and testing. (2) Check that soil gas sampling and testing have been conducted.

HM-5: (1) Check to ensure that a hazardous materials consultant has been hired to inspect any abandoned wells discovered on the site and to collect soil samples and conduct gas surveys in vicinity of the well(s). (2) Check that necessary soil samples and gas surveys have been conducted.

HM-6: (1) Check that a remediation plan has been developed. (2) Check that remediation plan has been implemented.

Monitoring Period:

HM-4: (1) and (2) Pre-construction

HM-5: (1) and (2) Pre-construction

HM-6: (1) Pre-Construction

Party Responsible for Monitoring Activity:

HM-4: (1) and (2) WLAC Project Manager

HM-5: (1) and (2) WLAC Project Manager

HM-6: (1) and (2) WLAC Project Manager

Frequency:

HM-4: (1) Once during Pre-construction and (2) as necessary during Pre-construction.

HM-5: (1) Once during Pre-construction and (2) as necessary during Pre-construction.

HM-6: (1) Once during Pre-construction and (2) as necessary during Pre-construction.

Outside Agency Coordination: Potentially (HM-4, HM-5, and HM-6)

Agency:

California Department of Toxic Substances Control and Regional Water Quality Control Board

4. Adverse Impact:

Construction Impacts: Hazardous wastes (heavy metals, biocides, and explosive gas) generated by oil extraction activities could be encountered during construction of the second access road.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

HM-7 A thorough visual inspection of the proposed roadway alignment shall be conducted to identify and locate all structures, wells, sumps, stained soil, distressed or discolored vegetation, etc. in or surrounding the project site.

HM-8 Soil sampling and analysis shall be performed to determine the extent of any potential contamination beneath various locations throughout the proposed access road alignment, with an emphasis on areas near oil sumps, wells, and areas of “cutting.” This could eliminate construction delays associated with an unexpected discovery of contaminated soil.

HM-9 A limited soil gas survey shall be conducted to identify elevated concentrations of methane and VOCs in shallow soil. The purpose of this survey is to determine if elevated airborne concentrations are present that could pose a health risk to workers and to determine if explosive levels of methane exist near the proposed access road.

HM-10 If contaminated soil exceeding regulatory limits is encountered as result of HM-8 or HM-9 above, a remediation plan shall be developed in consultation with the appropriate regulatory authorities including the California Department of Toxic Substances Control and Regional Water Quality Control Board. Remediation identified shall be completed.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

HM-7: WLAC Project Manager; Hazardous Materials Consultant

HM-8: WLAC Project Manager; Hazardous Materials Consultant

HM-9: WLAC Project Manager; Hazardous Materials Consultant

HM-10: WLAC Project Manager; Hazardous Materials Consultant

Implementation Phase:

HM-7: (1) Pre-Construction

HM-8: (1) Pre-Construction

HM-9: (1) Pre-Construction

HM-10: (1) Pre-Construction

Monitoring Activity:

HM-7: (1) Check that a hazardous materials consultant has been retained. (2) Check that hazardous materials consultant has conducted a thorough visual inspection of the proposed second access road alignment.

HM-8: (1) Check that a hazardous materials consultant has been retained. (2) Check that hazardous materials consultant has conducted necessary soil sampling and analysis.

HM-9: (1) Check that a hazardous materials consultant has been retained. (2) Check that soil gas surveys have been conducted to identify elevated concentrations of methane and VOCs in shallow soil.

HM-10: (1) Check that a hazardous consultant has been retained to develop a remediation plan, if necessary. (2) Check that remediation plan has been developed and implemented.

Monitoring Period:

HM-7: (1) and (2) Pre-construction

HM-8: (1) and (2) Pre-construction

HM-9: (1) and (2) Pre-construction

HM-10: (1) and (2) Pre-construction

Party Responsible for Monitoring Activity:

HM-7: (1) and (2) WLAC Project Manager

HM-8: (1) and (2) WLAC Project Manager

HM-9: (1) and (2) WLAC Project Manager

HM-10: (1) and (2) WLAC Project Manager

Frequency:

HM-7: (1) Once during Pre-construction and (2) as necessary during Pre-construction.

HM-8: (1) Once during Pre-construction and (2) as necessary during Pre-construction.

HM-9: (1) Once during Pre-construction and (2) as necessary during Pre-construction.

HM-10: (1) Once during Pre-construction and (2) as necessary during Pre-construction.

Outside Agency Coordination: Potentially

Agencies:

California Department of Toxic Substances Control and Regional Water Quality Control Board

5. Adverse Impact:

Operational Impacts: During the operational phase, the proposed project would not involve the use of significant quantities of hazardous materials or emissions above and beyond the current uses that could result in a reasonably foreseeable upset, hazard, or accident.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

HM-11 All hazardous waste shall be stored and ultimately disposed of in a lawful manner and through appropriate procedures that do not create a hazard to the public or the environment. All chemicals used on campus shall be properly stored in labeled containers.

HM-12 Each clarifier shall be regularly inspected (on a yearly basis or when the solids are pumped, whichever is more frequent) for cracks. If the interior lining of the clarifier is degraded or there is an indication that the clarifier is leaking or could have leaked, then an environmental assessment may be warranted around the clarifier. All clarifiers shall be cleaned and resealed if there is visual evidence of cracks or degradation of the interior concrete lining.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

HM-11: WLAC

HM-12: WLAC

Implementation Phase:

HM-11: (1) Operation

HM-12: (1) Operation

Monitoring Activity:

HM-11: (1) Check to ensure that regular inspections occur to ensure that all chemicals used on campus are properly stored in labeled containers.

HM-12: (1) Check that inspections of clarifiers are regularly performed.

Monitoring Period:

HM-11: (1) Operation

HM-12: (1) Operation

Party Responsible for Monitoring Activity:

HM-11: (1) WLAC

HM-12: (2) WLAC

Frequency:

HM-11: (1) Periodically during Operation.

HM-12: (1) Regularly during Operation.

Outside Agency Coordination: Possibly

Agency:

California Department of Toxic Substances Control (HM-11, HM-12)

H. Hydrology and Water Quality

1. Adverse Impact:

Construction Impacts: Construction of Master Plan facilities would generate pollutants that would be discharged via irrigation and stormwater runoff into surface water resources.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

SW-1 In accordance with the NPDES permit requirements SWPPP shall be developed for the proposed master Plan construction projects. The SWPPP will identify BMPs, which could include:

- Temporary soil stabilization: sandbag barriers, straw bale barriers, sediment traps, and fiber rolls;
- Temporary sediment control: hydraulic mulch, hydroseeding, and geotextiles;
- Wind erosion control: portable water and straw mulch;
- Tracking control: street sweeping and entrance/outlet tire washing;
- Non-stormwater management: clear water diversion and dewatering; and

- Waste management and materials pollution control: vehicle and equipment cleaning, concrete waste management, and contaminated soil management.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

SW-1: WLAC Project Manager; Construction Contractors

Implementation Phase:

SW-1: (1) Construction

Monitoring Activity:

SW-1: (1) Check to ensure that a Notice of Intent to obtain coverage under the NPDES permit is submitted to State Water Resources Control Board. (2) Check compliance with Best Management Practices.

Monitoring Period:

SW-1: (1) Pre-construction and (2) Construction

Party Responsible for Monitoring Activity:

SW-1: (1) and (2) WLAC Project Manager

Frequency:

SW-1: (1) Once during Pre-construction and (2) regularly during Construction.

Outside Agency Coordination:

Yes. Storm water management during construction activities on campus would be permitted under the statewide NPDES General Permit for Storm Water Discharges Associated with Construction Activity (General Construction Permit) (Order No. 99-08-DWQ, Permit No. CAS000002).

Agency:

State Water Resources Control Board (NOI); Los Angeles Regional Water Quality Control Board

2. Adverse Impact:

Operational Impacts: Increases in impervious surface would increase surface runoff and potential pollutant loads on surface water resources.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

SW-2 As maybe required under the Los Angeles Large MS4 Permit, a SUSMP shall be developed for the proposed Master Plan projects. Proposed facilities and improvements shall comply with the following SUSMP design guidelines to reduce polluted runoff from new parking lots and impervious surfaces:

- Reduce impervious land coverage of parking area.
- Filter runoff before it reaches the storm drain system.
- Treat runoff before it reaches the storm drain system.
- Ensure adequate operation and maintenance of treatment systems, particularly sludge and oil removal.

In compliance with the SUSMP design guidelines, BMPs identified in the California Storm Water Best Management Practices Handbooks (1993) shall be implemented. Examples of BMPs include use of oil/water separators, infiltration basins, catch basins, and vegetated swales and strips.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

SW-2: WLAC Project Manager

Implementation Phase:

SW-2: (1) Construction

Monitoring Activity:

SW-2: (1) Check that a SUSMP is developed. (2) Check to ensure adherence to Best Management Practices identified in the SUSMP.

Monitoring Period:

SW-2: (1) Pre-construction and (2) Construction

Party Responsible for Monitoring Activity:

SW-2: (1) and (2) WLAC Project Manager

Frequency:

SW-2: (1) Once during Pre-construction and (2) regularly during Construction.

Outside Agency Coordination: Yes (SW-2)

Agency:

Los Angeles Large MS4 Permit from Los Angeles Regional Water Quality Control Board (SW-2).

I. Land Use Planning

1. Adverse Impact:

Consistency with Planning and Zoning: The College falls within two different County zoning land use designations: R-1 (Single Family Residential) and A-2 (Agricultural) zoning classifications. The A-2 Zone allows Colleges and Universities, subject to approval of a Conditional Use Permit (Los Angeles County Planning and Zoning Code 22.24.150). Under state law, buildings and facilities on Los Angeles Community College District (LACCD) college campuses are generally subject to zoning limitations imposed by the local jurisdiction, in this case the county 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. Any new facilities that would not fully comply with current zoning and that are not exempted by the District Board would require a variance, conditional use permit, or zone modification from the County of Los Angeles. The proposed General Class Room Building, Media Arts Complex, Student Services/IT High Tech Classroom, and Community Center Buildings may be 40 to 72 in height above grade and consequently would exceed the height limit in the zoning code of 35 feet and would require variances or conditional use permits. Given the location of these structures and their distance from off-campus residential uses, these structures are unlikely to result in impacts on offsite uses and would not materially conflict with the intent of the zoning code.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

LU-1 The College shall either attempt to obtain zoning changes for both R-1 and A-2 zoned areas of the campus, or a change of zoning for the R-1, and a Conditional Use Permit for the A-2 zoned area, or, as permitted by state law, exempt classroom facilities from local zoning control.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

LU-1: WLAC Project Manager/District

Implementation Phase:

LU-1: (1) Pre-Construction

Monitoring Activity:

LU-1: (1) Check to ensure that the College has either obtained zoning changes, a Conditional Use Permit, or exempted classroom facilities from local zoning control.

Monitoring Period:

LU-1: (1) Pre-construction

Party Responsible for Monitoring Activity:

LU-1: (1) WLAC Project Manager/ District

Frequency:

LU-1: (1) Once during Pre-construction.

Outside Agency Coordination: Potentially

Agency:

Los Angeles Community College District's Board of Trustees, County of Los Angeles and the City of Culver City.

J. Mineral Resources

1. Adverse Impact:

Petroleum Resources: Petroleum products extraction wells do not occur on the campus. Construction of the second access road alignments could result in the capping of one or more oil wells and may require the relocation or replacement of active oil pipelines.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

MR-1 The College shall consult with the owner/operator of any oil pipelines that may be affected by construction activities. If possible, pipelines shall be relocated or replaced when not in use or when the least disruption to oil conveyance activities would occur.

MR-2 The second access road shall be designed, if possible, to avoid all active oil wells. If avoidance is not possible, the College shall, in consultation with the owner/operator of the affected oil wells, relocate the oil wells or provide other appropriate compensatory mitigation as required by law.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

MR-1: District/WLAC; WLAC Project Manager; Construction Contractor

MR-2: Project Engineer; WLAC Project Manager; District/WLAC; Construction Contractor

Implementation Phase:

MR-1: (1) Design, (2) Construction

MR-2: (1) Design, (2) Construction

Monitoring Activity:

MR-1: (1) Check that consultation with owner/operator of any affected pipeline to develop relocation strategy has occurred. (2) Inspect construction sites to ensure that relocation strategy has been properly implemented.

MR-2: (1) Check final second access road designs to see if oil wells have been avoided to the greatest extent possible. (2) Check that consultation has occurred with owner/operator of any affected oil wells regarding relocation strategy. (3) Inspect construction sites to ensure that relocation strategy has been properly implemented or other appropriate compensatory mitigation has been provided.

Monitoring Period:

MR-1: (1) Design, (2) Construction

MR-2: (1) Design, (2) Pre-construction, and (3) Construction

Party Responsible for Monitoring Activity:

MR-1: WLAC Project Manager

MR-2: WLAC Project Manager

Frequency:

MR-1: (1) Once during Design, (2) as necessary during Construction.

MR-2: (1) Once during Design, (2) as necessary during Pre-construction, and (3) as necessary during Construction.

Outside Agency Coordination: Possibly

Agencies:

Department of Toxic Substances Control; California Geological Survey (MR-1 and MR-2)

K. Population, Employment, and Housing

1. Adverse Impact:

Construction of a new access road along alignment 1d would result in the acquisition of one commercial/industrial business property located at 10000 Jefferson Boulevard and the displacement of an estimated 22 employees.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

PH-1 The College shall provide relocation assistance, in accordance with Section 6018 of the Relocation Assistance and Real Property Acquisition Guidelines (California Code of Regulations) and the provisions of the California Relocation Act of 1969 (Government Code §§7260-7277), to businesses displaced by the proposed project.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

PH-1: District/WLAC

Implementation Phase:

PH-1: (1) Pre-construction

Monitoring Activity:

PH-1: (1) Check to ensure that the District/WLAC has provided relocation assistance to displaced businesses in accordance with state law.

Monitoring Period:

PH-1: (1) Pre-construction

Party Responsible for Monitoring Activity:

PH-1: (1) District

Frequency:

PH-1: (1) As necessary during Pre-construction.

Outside Agency Coordination: None

Agency: N/A

L. Noise

1. Adverse Impact:

Construction Impacts: Construction activity would result in intermittent and short-term noise impacts on residences west and south.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

N-1 All construction activities shall be undertaken in such a manner as to not cause undue or unnecessary disruption to, or interference with, the residents of the surrounding community. (As used in this Section 3-15.3, the term “construction activities” shall be interpreted in broadest possible sense, and shall include, without limitation, construction, grading or landscaping work, maintenance activities, the delivery of construction materials to the College campus, and the hauling of soil or construction debris away from the campus.) To that end, all appropriate reasonable steps shall be taken to minimize the amount of any noise pollution generated by construction activities and all feasible mitigation measures shall be implemented to protect the community against any potentially harmful effects of such pollution. Without limiting the generality of the foregoing:

- The College shall employ noise-reducing construction practices to comply with City of Culver City municipal code noise standards as well as existing applicable California noise standards.
- Construction activity, at or in the vicinity of the College, shall be limited to the hours of 8:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 4:00 p.m. on Saturday with construction prohibited on Sunday. The College may engage in reasonable construction activities at other times to the extent those activities are necessary to address unexpected emergencies that threaten life or property.
- All equipment shall have sound-control devices no less effective than those provided on the original equipment. No equipment shall have an unmuffled exhaust.
- Appropriate mitigation measures shall be implemented relating to changing the location of stationary construction equipment, shutting off idling equipment, rescheduling construction activity, or installing acoustic barriers around stationary construction noise sources or construction sites.

Mitigation Monitoring and Reporting Program

- No construction equipment or vehicles operating or traveling on or in the vicinity of the temporary or permanent second access road shall utilize a system that sounds warning beeps when the vehicle backs up; rather the College shall require the use of additional personnel or other means to assure backup safety.
 - Prior to the commencement of construction, noise monitors shall be installed at two locations along the southern extent of the Raintree townhouses facing Freshman Drive, one location on the Raintree border facing the new access road, one location along Ballona Creek, and one location facing Stocker Street. Said monitors shall be operated continuously throughout the construction phase (and subsequent campus operation phases). The data from these monitors shall be made available to the HOAs. Should such data indicate that campus noise creates a noise environment at the stations in excess of applicable California or existing Culver City noise standards, noise mitigation measures shall be increased until such standards are met.
 - All construction activities shall be undertaken in total and complete conformity with all laws, rules, and regulations imposed by the City of Culver City on construction activities taking place within its borders.
 - No construction vehicles (which shall include all vehicles participating in any construction work on the College campus and all vehicles hauling materials, debris or other items relating to the construction projects to or from the College campus) shall be permitted in the City of Culver City limits until 8 a.m. Monday thru Friday and 9 a.m. on Saturday, and no construction vehicles shall be permitted, at any time, to stand, park, or stage at any location other than the construction staging and parking areas shown on Exhibit B to the MOU attached hereto as Appendix C.
 - In the event and to the extent that Lot 8A is utilized as a construction staging area, it shall be so used as a staging area only in connection with the construction of Parking Structure 8. Lot 8A shall not be used as a construction staging area in connection with any other construction activity.
- N-2** Concurrently with the commencement of construction activities relating to (i) the Lot 8 parking structure, and (ii) the temporary access road, respectively, the District shall construct:
- (i) an appropriate earth berm between Stocker Street and the properties to the south of the College; the berm shall be fully landscaped and include a watering system, and
 - (ii) an appropriate earth berm between the site of the temporary and permanent second access road and the neighboring residences; the berm shall be fully landscaped and include a watering system.

All berms shall be designed in accordance with the best accepted noise and other mitigation standards to minimize the intrusion of construction, road, and campus

noise and light into the surrounding community and shall be landscaped so as to be aesthetically pleasant from both surrounding community and campus perspectives.¹

- N-3** Within thirty (30) days after certification of the EIR, the District shall prepare a written construction mitigation plan for the projects containing legally binding construction mitigation requirements that the College shall follow at all times during the implementation of the Master Plan. Copies of the construction mitigation plan shall promptly, and at no charge, be distributed to the presidents of the HOAs and the Director of Public Works for the City of Culver City. Copies of the construction mitigation plan shall also be available at the College president's office to any member of the public who so requests a copy. The District shall make reasonable modifications to the plan as requested by the foregoing and shall insure that the construction mitigation plan shall be regularly updated so that all information contained therein is current. At a minimum, the construction mitigation plan shall address each and all of the matters set forth in Exhibit A to the MOU, in Appendix C of this Final EIR.

The District recognizes that community outreach is important for purposes of communicating with the community regarding the progress of the projects, as well as providing information regarding College facilities and events taking place on campus. To ensure that the community is well informed concerning these and other significant campus-related matters, the following measures shall be implemented:

- N-4** The District shall identify an employee or authorized agent to serve as an ombudsperson during the period of construction of the projects to respond to questions and concerns from the surrounding community concerning the construction of the projects, ensure that the mitigation measures adopted by the District are implemented and the agreements contained within this MOU are observed, and facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to such matters. The name, title and telephone number of the ombudsperson shall be distributed twice per year to the presidents of the HOAs and any other persons designated by the presidents of the HOAs to receive it. The ombudsperson shall be available on a 24-hour-a-day basis, 365 days a year, to respond to HOA presidents or designated representatives within 30 minutes of an initial call. The ombudsperson shall have authority to initiate a response on behalf of the College and the District in all foreseeable matters.
- N-5** The HOAs are invited to contact the College president directly with any questions or concerns that may arise during the construction of the projects and implementation of the Master Plan. The College president shall make all reasonable efforts to address any such questions or concerns in a timely manner and, to the extent feasible, facilitate the prompt resolution of any problems that may arise.

¹ The District will be able to implement mitigation measures, N-2, T-7 through T-10, and T-27, only if the District acquires ownership of the land affected thereby or receives express permission from the property owners to implement the measures on said property.

- N-6** During the implementation of the Master Plan, the District agrees to schedule guided campus tours of the College campus for the presidents of the HOAs and other members of the community that request such tours for the purposes of responding to questions and concerns regarding the construction of the projects under the Master Plan. The dates, times, and scope of such tours shall be within the discretion of the College president.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

- N-1: Construction Contractor; WLAC Project Manager
N-2: Construction Contractor; Landscape Architect; Noise Consultant; WLAC Project Manager
N-3: District/WLAC; WLAC Project Manager
N-4: District/WLAC; WLAC Project Manager
N-5: WLAC President; WLAC Project Manager
N-6: WLAC President; WLAC Project Manager

Implementation Phase:

- N-1: (1) Pre-Construction and (2) Construction
N-2: (1) Pre-Construction and (2) Construction
N-3: (1) Pre-Construction and (2) Construction
N-4: (1) Pre-construction
N-5: (1) Construction
N-6: (1) Construction

Monitoring Activity:

- N-1: (1) Check construction specifications and contracts to ensure mitigation measures are specified. (2) Check that noise monitors are installed prior to construction and are operating continuously through construction. (3) Inspect onsite construction activities to ensure the construction contractor implements measures. (4) Check all equipment has sound control devices no less effective than those provided on the original equipment. (5) Check that construction complies with the City of Culver City municipal code noise standards. (6) Check that specified construction hours are maintained. (7) Check to ensure that construction vehicles park at designated locations as specified in Construction Staging and Parking Plan.
- N-2: (1) Check berm plans/drawings to ensure that the berms are designed to minimize noise impacts on nearby residences and that they include landscaping and an irrigation system. (2) Check berm construction to ensure compliance with plans.
- N-3: (1) Check that construction mitigation plan is prepared within 30 days of certification of EIR. (2) Check that copies of the construction mitigation plan are made available to the presidents of the HOAs and Director of Public Works of City of Culver City promptly and at no charge. (3) Check that construction mitigation plan is updated to ensure that the information therein is current.

Mitigation Monitoring and Reporting Program

- N-4: (1) Check that an ombudsperson has been identified before construction of Master Plan projects begin. (2) Check that the name, title, phone number of the ombudsperson is distributed twice a year to HOA presidents or their designees. (3) Conduct periodic checks to ensure that the ombudsperson is responsive to calls from HOAs.
- N-5: (1) Check that the College president is available to HOAs to directly respond to their concerns.
- N-6: (1) Check that tours of the Master Plan projects are conducted for the HOAs and other members of the community at regular intervals.

Monitoring Period:

- N-1: (1) Pre-construction and (2) Construction
- N-2: (1) Design and (2) Construction
- N-3: (1) and (2) Pre-construction and (3) Construction
- N-4: (1) Pre-construction, (2) and (3) Construction
- N-5: (1) Construction
- N-6: (1) Construction

Party Responsible for Monitoring Activity:

- N-1: (1) and (2) WLAC Project Manager
- N-2: (1) and (2) WLAC Project Manager
- N-3: (1), (2), and (3) WLAC Project Manager
- N-4: (1), (2), and (3) District/WLAC, WLAC Project Manager
- N-5: (1) District/WLAC; WLAC Project Manager
- N-6: (1) WLAC Project Manager

Frequency:

- N-1: (1) Once during Pre-construction and (2) as necessary during Construction.
- N-2: (1) Once during Design and (2) as necessary during Construction.
- N-3: (1) and (2) Once during Pre-construction and (2) periodically during Construction.
- N-4: (1) Once during Pre-construction, (2) twice during Construction, (3) periodically during Construction.
- N-5: (1) As necessary during Construction.
- N-6: (1) As necessary during Construction.

Outside Agency Coordination: Yes (N-1, N-2, N-3, N-4, and N-5)

Agency:

City of Culver City (N-1), and HOAs representing homeowners in the vicinity of the campus (N-2, N-3, N-4, and N-5).

2. Adverse Impact:

Construction Impacts: On-campus facilities, i.e., classrooms in the immediate vicinity of construction sites and the Child Development Center, could experience short-term increase in noise levels.

Significance before Mitigation: Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

Same as mitigation measures N-1 through N-6.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

Same as mitigation measures N-1 through N-6.

Implementation Phase:

Same as mitigation measures N-1 through N-6.

Monitoring Activity:

Same as mitigation measures N-1 through N-6.

Monitoring Period:

Same as mitigation measures N-1 through N-6.

Party Responsible for Monitoring Activity:

Same as mitigation measures N-1 through N-6.

Frequency:

Same as mitigation measures N-1 through N-6.

Outside Agency Coordination:

Same as mitigation measures N-1 through N-6.

Agency:

Same as mitigation measures N-1 through N-6.

3. Adverse Impact:

Operational Impacts: Traffic on the second access road would increase noise levels in the immediate area. These increases, however, would not exceed the Culver City Noise Standards for interior and exterior noise levels. Operation of the Recycling Center at its proposed location would result in an increase in noise levels at that location. Special events including sporting events proposed by the College could result in increases in noise levels in the vicinity of the residential neighborhoods to the west.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

Operational noise impacts would be less than significant; nonetheless, the District, in response to public concerns, has agreed to implement the following mitigation measures to ensure that operational noise impacts would remain less than significant.

N-7 Operational activities shall comply with applicable California and existing City of Culver City noise standards.

Recycling Center

The potential noise impact of operation of the Recycling Center is less than significant. However, to ensure no adverse impacts to adjacent neighbors would occur, the College shall implement the following measures:

N-8 Noise-generating activities at the Recycling Center shall be limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

N-9 Prior to relocating the recycling center, the District shall invite HOA members to review the design, inspect existing operations, and comment about the recycling center. The design for the relocated recycling center shall utilize the same equipment and be comparable to that of the recycling center on the Santa Monica Pier, which the District has shown to certain HOA representatives.

Special Events and Other Activities

The noise from increased activity related to special events, including sporting events, would not be significant under CEQA. The College does, however, acknowledge that noise from events and activities has resulted in noise complaints from nearby residences. Accordingly, the College shall implement the following measures:

N-10 Evaluate in the final design, and implement where feasible, measures to minimize sound transmission from the football field to nearby residences. These measures may include:

- constructing the bleachers with noise-attenuating design features to the extent feasible.
- prohibiting the use of air horns, cowbells, and other tonal sound generating devices by event participants.
- taking reasonable steps to keep the community informed about public access to College facilities, campus activities, and other events taking place on campus by sending flyers or other notices to the HOAs and

- advertising in HOA newsletters, local newspapers, the campus Web site, and the Internet.
- limiting the number of organized American football games (of any level – college, high school, or other) played on campus to no more than 15 games during any calendar year.
- N-11** The use of all College facilities shall continue to be governed by the applicable District and College policies and procedures, including but not limited to the rules for conduct on campus, Civic Center Permits, and Permits for Use.
- N-12** The District shall prohibit organized sporting, entertainment, public service, religious, and similar events on or about the College campus before 8:00 a.m., and after 10:00 p.m. Sunday through Thursday, and after 11:00 p.m. Fridays and Saturdays. The District shall take reasonable steps to minimize, to the maximum extent feasible, the noise impacts of campus sporting, entertainment, public service, religious, and similar events on adjacent residential neighborhoods.
- N-13** The District shall identify an employee or authorized agent to serve as an ombudsperson who will serve as a liaison between the HOAs and the College and will be available to respond to questions or concerns from the surrounding community concerning campus activities and other matters relating to the College campus and the roads surrounding the campus and facilitate, to the extent feasible, the prompt resolution of any issues that may arise relating to such matters. The name, title, and telephone number of the ombudsperson shall be distributed twice per year to the presidents of the HOAs and any other persons designated by the presidents of the HOAs to receive it. The ombudsperson shall be available on a 24-hour-a-day basis, 365 days a year, to respond to HOA presidents or designated representatives within 30 minutes of an initial call. The ombudsperson shall have authority to initiate a response on behalf of the College and the District in foreseeable matters and, without limiting the generality of the foregoing, shall have the authority to terminate the event in accordance with District rules and regulations.
- N-14** No special event shall be permitted on the College campus or the surrounding roads unless the organization sponsoring the event has designated a special event coordinator who will be on-site during the event and who will have authority to deal with all complaints concerning the event.
- N-15** At least 2 weeks before each outdoor special event, written notice shall be sent to all HOAs, apprising them of the date, time, size and nature of the event. Such notice shall also inform the neighborhood representatives of any construction/assembling/removal activities that will occur in connection with holding the special event and the times permitted for such construction/assembling/removal. The name and telephone number of the special event coordinator shall also be provided.

- N-16** Each special event coordinator holding outdoor activities shall be provided with a written notice prior to commencement of their event reminding the special event coordinator that residents live close to the College campus. The special event coordinator shall be provided with a list of rules and regulations for their event. Such rules and regulations shall be developed in concert with input from the HOAs. Violation of such rules and regulations shall be grounds for immediate termination of the event.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

- N-7: WLAC
- N-8: WLAC Facilities Management Division;
- N-9: District/WLAC; WLAC Project Manager
- N-10: WLAC Project Manager; WLAC
- N-11: District/WLAC
- N-12: District/WLAC
- N-13: District/WLAC
- N-14: District/WLAC
- N-15: District/WLAC
- N-16: District/WLAC

Implementation Phase:

- N-7: (1) Operation
- N-8: (1) Operation
- N-9: (1) Pre-Construction, (2) Construction, and (3) Operation
- N-10: (1) Design, (2) Construction, and (3) Operation
- N-11: (1) Operation
- N-12: (1) Operation
- N-13: (1) Operation
- N-14: (1) Operation
- N-15: (1) Operation
- N-16: (1) Operation

Monitoring Activity:

- N-7: (1) Check periodically to ensure that all activities at the College are in conformance with the City of Culver City municipal code noise standards.
- N-8: (1) Check periodically to ensure that operation of recycling center is within hours specified in the mitigation measure.
- N-9: (1) Check that prior to relocation, the HOA members have been invited to review the design, inspect existing operations, and comment about the recycling center. (2) Check that design is similar to equipment used at recycling center at the Santa Monica pier.
- N-10: (1) Check whether the design for the bleachers has considered noise-attenuating features. (2) Check whether the College has considered prohibiting use of air horns and other sound generating devices at games. (3) Check to ensure that the HOAs are informed of all events and the College website is updated to show this

- information. (4) Check to ensure that no more than 15 American football games are planned for any calendar year.
- N-11: (1) Check periodically to ensure that use of College facilities is in accordance with applicable District and College policies and procedures, including but not limited to the rules for conduct on campus, Civic Center Permits, and Permits for Use.
- N-12: (1) Check that College's special events on or about the College campus do not occur before 8:00 a.m., and after 10:00 p.m. Sunday through Thursday, and after 11:00 p.m. Fridays and Saturdays. (2) Check that reasonable steps are taken to minimize, to the maximum extent feasible, the noise impacts of campus sporting, entertainment, public service, religious, and similar events on adjacent residential neighborhoods.
- N-13: (1) Check that an ombudsperson has been identified. (2) Check periodically to ensure that the name, title and phone number of the Ombudsperson is distributed to the HOAs twice every year. (3) Check periodically to ensure that the Ombudsperson is responsive to calls from the community.
- N-14: (1) Check that no special event is held on the College campus or the surrounding roads unless a special event coordinator is designated.
- N-15: (1) Check that at least 2 weeks before each outdoor special event, written notice shall be sent to HOAs, apprising them of the date, time, size and nature of the event including information regarding related construction/assembling/removal activities. (2) Check that the name and telephone number of the special event coordinator is provided to the HOAs.
- N-16: (1) Check that a list of rules and regulations is prepared and distributed to the special event coordinators before every special event.

Monitoring Period:

- N-7: (1) Operation
N-8: (1) Operation
N-9: (1) Pre-construction; (2) Design
N-10: (1) Design; (2), (3), and (4) Operation
N-11: (1) Operation
N-12: (1) Operation
N-13: (1) Operation
N-14: (1) Operation
N-15: (1) Operation
N-16: (1) Operation

Party Responsible for Monitoring Activity:

- N-7: (1) WLAC
N-8: (1) WLAC Facilities Management Division
N-9: (1) and (2) WLAC Project Manager
N-10: (1) WLAC Project Manager; (2), (3), and (4) WLAC
N-11: (1) District/WLAC
N-12: (1) District/WLAC
N-13: (1), (2), and (3) District/WLAC
N-14: (1) District/WLAC

N-15: (1) District/WLAC

N-16: (1) District/WLAC

Frequency:

N-7: (1) As necessary during Operation.

N-8: (1) As necessary during Operation.

N-9: (1) Once during Pre-construction and (1) once during Design.

N-10: (1) Once during Design; (2), (3), and (4) as necessary during Operation.

N-11: (1) As necessary during Operation.

N-12: (1) As necessary during Operation.

N-13: (1) As necessary during Operation

N-14: (1) As necessary during Operation

N-15: (1) As necessary during Operation

N-16: (1) As necessary during Operation

Outside Agency Coordination: Yes (N-9, N-13, N-15)

Agency:

HOAs representing homeowners in the vicinity of the campus (N-9, N-13, N-15).

M. Public Services

1. Adverse Impact:

Police Protection: Construction of the project could impair emergency access and response times.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

Although no significant impacts to police protection services are anticipated, the following measure shall be implemented to minimize potential construction impacts:

PS-1 The College shall obtain construction permits if and where required by adjoining jurisdictions where the proposed access road meets public rights-of-way.

PS-2 The College shall regularly notify the Los Angeles Sheriffs Department (LASD) substation and the Culver City Police Department (CCPD) of project construction activities and schedules.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

PS-1: WLAC Project Manager, Construction Contractor

PS-2: WLAC Project Manager, Construction Contractor

Implementation Phase:

PS-1: (1) Pre-Construction and (2) Construction

PS-2: (1) Pre-Construction and (2) Construction

Monitoring Activity:

PS-1: (1) Check to ensure that the contractor has obtained the proper construction permits.

PS-2: (1) Check to ensure that LASD and CCPD have been notified of construction activities and schedules.

Monitoring Period:

PS-1: (1) Pre-construction

PS-2: (1) Pre-construction

Party Responsible for Monitoring Activity:

PS-1: (1) WLAC Project Manager

PS-2: (1) WLAC Project Manager

Frequency:

PS-1: (1) As necessary during Pre-construction.

PS-2: (1) As necessary during Pre-construction.

Outside Agency Coordination: Yes (PS-1 and PS-2)

Agencies:

PS-1: County of Los Angeles, City of Culver City

PS-2: Los Angeles Sheriffs Department and Culver City Police Department

2. Adverse Impact:

Police Protection: The proposed Master Plan would increase the number of students enrolled at the College, and would result in a corresponding increase in the number of on-campus crimes.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

PS-3 Each element of the project shall include security features, such as lighting, signage, etc. Security system designs shall be submitted to the LASD for review and comment.

PS-4 Upon completion of each structure, the College shall provide the LASD and CCPD with a diagram of each building, including access routes and additional information that might facilitate police response.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

PS-3: WLAC Project Manager; Project Architects; Construction Contractor

PS-4: WLAC Project Manager

Implementation Phase:

PS-3: (1) Design, (2) Pre-construction, and (3) Construction

PS-4: (1) Post-construction

Monitoring Activity:

PS-3: (1) Check to ensure consultation occurs with LASD regarding security features.
(2) Check to ensure building designs/plans include security features. (3) Check construction for compliance with plans.

PS-4: (1) Check to ensure that LASD and CCPD have been provided with a diagram of each building and any other information that might facilitate police response.

Monitoring Period:

PS-3: (1) and (2) Design and (3) Construction

PS-4: (1) Post-construction

Party Responsible for Monitoring Activity:

PS-3: (1), (2), and (3) WLAC Project Manager

PS-4: (1) WLAC Project Manager

Frequency:

PS-3: (1) and (2) Once during Design and (3) once during Construction.

PS-4: (1) Once during Post-construction.

Outside Agency Coordination: Yes

Agencies:

PS-3: Los Angeles Sheriffs Department

PS-4: Los Angeles Sheriffs Department and Culver City Police Department

3. Adverse Impact:

Police Protection: Additional traffic generated by the project could decrease emergency vehicle response times during the operational period.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

See traffic mitigation measures below. Additionally, a new second access road to the campus would improve emergency vehicle access.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

See traffic mitigation measures below.

Implementation Phase:

See traffic mitigation measures below.

Monitoring Activity:

See traffic mitigation measures below.

Monitoring Period:

See traffic mitigation measures below.

Party Responsible for Monitoring Activity:

See traffic mitigation measures below.

Frequency:

See traffic mitigation measures below.

Outside Agency Coordination:

See traffic mitigation measures below.

Agency:

See traffic mitigation measures below.

4. Adverse Impact:

Fire Protection: Construction of the project could require temporary road or lane closures that could impair emergency access and response times.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

FP-1 The College shall obtain construction permits if and where required by adjoining jurisdictions where the proposed access roads meet public rights-of-way.

FP-2 The College shall regularly notify the Los Angeles County Fire Department (LACoFD) and the Culver City Fire Department (CCFD) of project construction activities and schedules.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

FP-1: WLAC Project Manager, Construction Contractor

FP-2: WLAC Project Manager, Construction Contractor

Implementation Phase:

FP-1: (1) Pre-Construction and (2) Construction

FP-2: (1) Pre-Construction and (2) Construction

Monitoring Activity:

FP-1: (1) Check to ensure that the contractor has obtained the proper construction permits.

FP-2: (1) Check to ensure that LACoFD and CCFD have been notified of construction activities and schedules.

Monitoring Period:

FP-1: (1) Pre-Construction

FP-2: (1) Pre-Construction

Party Responsible for Monitoring Activity:

FP-1: (1) WLAC Project Manager

FP-2: (1) WLAC Project Manager

Frequency:

FP-1: (1) As necessary Pre-construction.

FP-2: (1) As necessary during Pre-construction.

Outside Agency Coordination: Yes (FP-1 and FP-2)

Agencies:

Los Angeles County Fire Department and Culver City Fire Department

5. Adverse Impact:

Fire Protection: Additional traffic generated by the project could decrease emergency vehicle response times during the operational period.

Significance before Mitigation: Potentially Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

See traffic mitigation measures below. Additionally, a new second access road to the campus would improve emergency vehicle access.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

See traffic mitigation measures below.

Implementation Phase:

See traffic mitigation measures below.

Monitoring Activity:

See traffic mitigation measures below.

Monitoring Period:

See traffic mitigation measures below.

Party Responsible for Monitoring Activity:

See traffic mitigation measures below.

Frequency:

See traffic mitigation measures below.

Outside Agency Coordination:

See traffic mitigation measures below.

Agency:

See traffic mitigation measures below.

6. Adverse Impact:

Fire Protection: Operation of the project would increase building floor space; the new buildings, if not compliant with LA County Fire Codes could pose a significant fire risk.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

These measures (or other measures with equivalent efficacy as approved by LACoFD) shall be incorporated into the project design:

FP-3 Development of the proposed project shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and hydrants.

FP-4 The proposed project shall be subject to all specific fire and life safety requirements for the construction phase identified by LACoFD during building fire plan check.

FP-5 Every building constructed shall be accessible to fire department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width, unobstructed, and clear to the sky. The roadway shall be extended to within 150 feet of all portions of exterior walls when measured by an unobstructed route around the exterior of the building.

FP-6 When a bridge is required to be used as part of a fire access road, it shall be constructed and maintained in accordance with nationally recognized standards and designed for a live load sufficient to carry a minimum of 75,000 pounds.

FP-7 The maximum allowable grade shall not exceed 15 percent except where the topography makes it impractical to keep with such grade, and then an absolute maximum of 20 percent will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topography difficulties, shall be no more than 17 percent. Grade breaks shall not exceed 10 percent in 10 feet.

FP-8 The applicant shall coordinate with LACoFD to determine adequate fire-flow rates for the project. Fire flows shall be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:

- No portion of a lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.

- No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
- Additional hydrants will be required if hydrant spacing exceeds specified distances.

FP-9 Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A fire department-approved turning area shall be provided for all driveways exceeding 150 feet in length. All onsite driveways shall provide a minimum unobstructed width of 25 feet clear to the sky. The onsite driveway is to be 150 feet of all portions of the exterior walls of the first story of any building. Driveway width for non-residential developments shall be increased when any of the following conditions will exist:

- Provide 28 feet in width when a building has three or more stories or is more than 35 feet in height above access level. Also, for using fire truck ladders, the centerline of the access roadway shall be located parallel to and within 30 feet of the exterior wall on one side of the proposed structure.
- Provide 34 feet in width when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.
- Provide 42 feet in width when parallel parking is allowed on each side of the access roadway/driveway.
- “Fire Lanes” are any ingress/egress roadway/driveway with paving less than 34 feet in width and will be clear to the sky. All “Fire Lanes” will be depicted on the final map.

For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with fire department-approved signs stating “NO PARKING – FIRE LANE” in three-inch-high letters. Driveway labeling is necessary to ensure access for fire department use.

FP-10 All access devices and gates shall meet the following requirements:

- Any single gate opening used for ingress and egress shall be a minimum of 26 feet in width clear to the sky.
- Any divided gate opening (when each gate is used for a single direction of travel, i.e., ingress or egress) shall be a minimum width of 20 feet clear to the sky.
- Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.
- All limited access devices shall be of a type approved by the fire department.

- Gate plans shall be submitted to the fire department prior to installation. These plans shall show all locations, widths, and details of the proposed gates.

FP-11 All proposals for traffic calming measures (speed humps/bumps, traffic circles, roundabouts, etc.) shall be submitted to the fire department for review prior to implementation.

FP-12 At such time that the applicant consults with LACoFD to determine adequate fire-flow rates for a proposed building, the applicant shall provide notice to CCFD. This notification will provide the CCFD with an opportunity to comment on the fire-flow rates for the project.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

- FP-3: WLAC Project Manager; Project Architect; Construction Contractor
- FP-4: WLAC Project Manager; Project Architect; Construction Contractor
- FP-5: WLAC Project Manager; Project Architect; Project Engineer
- FP-6: WLAC Project Manager; Project Engineer
- FP-7: WLAC Project Manager; Project Engineer
- FP-8: WLAC Project Manager; Project Engineer
- FP-9: WLAC Project Manager; Project Engineer
- FP-10: WLAC Project Manager; Project Engineer
- FP-11: WLAC Project Manager; Project Engineer
- FP-12: WLAC Project Manager

Implementation Phase:

- FP-3: (1) Design and (2) Construction
- FP-4: (1) Design and (2) Construction
- FP-5: (1) Design and (2) Construction
- FP-6: (1) Design and (2) Construction
- FP-7: (1) Design and (2) Construction
- FP-8: (1) Design and (2) Construction
- FP-9: (1) Design and (2) Construction
- FP-10: (1) Design and (2) Construction
- FP-11: (1) Design and (2) Construction
- FP-12: (1) Design

Monitoring Activity:

- FP-3: (1) Check project plans to ensure that development complies with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and hydrants. (2) Inspect construction for compliance with plans.
- FP-4: (1) Check project plans to ensure that the proposed project conforms to all fire and safety requirements identified by the LACoFD during the building fire plan check. (2) Inspect construction for compliance with plans.

- FP-5: (1) Check project plans to ensure that every building shall be accessible to fire department apparatus and adheres to roadway requirements (i.e., prescribed widths, proper roadway materials, unobstructed routes, etc.). (2) Inspect construction for compliance with plans.
- FP-6: (1) If bridges are required, check project plans to ensure it is constructed in accordance with national standards. (2) Inspect construction for compliance with plans.
- FP-7: (1) Check project plans to ensure the proposed project roadways providing access to buildings are in conformance with maximum allowable grades. (2) Inspect construction for compliance with plans.
- FP-8: (1) Check to ensure that applicant has coordinated with LACoFD (and CCFD – see FP-12 below) to determine adequate flow rates, fire hydrant spacing, and conformance. (2) Check project plans for compliance with LACoFD requirements. (3) Inspect construction for compliance with plans.
- FP-9: (1) Check project/roadway plans to ensure turning radii and driveway geometries are adequate as per LACoFD guidelines and regulations. (2) Inspect construction for compliance with plans. (3) Check to ensure that “NO PARKING—FIRE LANE” signs and driveway labeling are adequate and properly placed.
- FP-10: (1) Check plans to ensure that gates are designed per LACoFD guidelines and regulations. (2) Check that gate plans are submitted to LACoFD. (3) Inspect construction for compliance with plans.
- FP-11: (1) Check to ensure that all plans for traffic calming measures have been submitted to LACoFD. (2) Check that plans comply with LACoFD requirements. (3) Inspect construction for compliance with plans.
- FP-12: (1) Check that notification is provided to CCFD at the time the applicant consults with LACoFD to determine adequate fire-flow rates for a proposed building.

Monitoring Period:

- FP-3: (1) Design and (2) Construction
- FP-4: (1) Design and (2) Construction
- FP-5: (1) Design and (2) Construction
- FP-6: (1) Design and (2) Construction
- FP-7: (1) Design and (2) Construction
- FP-8: (1) and (2) Design; (3) Construction
- FP-9: (1) Design; (2) and (3) Construction
- FP-10: (1) and (2) Design; (3) Construction
- FP-11: (1) and (2) Design; (3) Construction
- FP-12: (1) Design

Party Responsible for Monitoring Activity:

- FP-3: (1) WLAC Project Manager, Project Engineer, Project Architect (2) WLAC Project Manager
- FP-4: (1) WLAC Project Manager, Project Engineer, Project Architect; (2) WLAC Project Manager

- FP-5: (1) WLAC Project Manager, Project Engineer, Project Architect; (2) WLAC Project Manager
- FP-6: (1) WLAC Project Manager, Project Engineer; (2) WLAC Project Manager
- FP-7: (1) WLAC Project Manager, Project Engineer; (2) WLAC Project Manager
- FP-8: (1) and (2) WLAC Project Manager, Project Engineer (3) WLAC Project Manager
- FP-9: (1) WLAC Project Manager, Project Engineer; (2) and (3) WLAC Project Manager
- FP-10: (1) WLAC Project Manager, Project Engineer; (2) and (3)WLAC Project Manager
- FP-11: (1) WLAC Project Manager; (2) WLAC Project Manager, Project Engineer; (3) WLAC Project Manager
- FP-12: (1) WLAC Project Manager

Frequency:

- FP-3: (1) Once during Design and (2) as necessary during Construction.
- FP-4: (1) Once during Design and (2) as necessary during Construction.
- FP-5: (1) Once during Design and (2) as necessary during Construction.
- FP-6: (1) Once during Design and (2) as necessary during Construction.
- FP-7: (1) Once during Design and (2) as necessary during Construction.
- FP-8: (1) As necessary during Design; (2) once during Design and (3) as necessary during Construction.
- FP-9: (1) Once during Design; (2) as necessary during Construction; (3) once during Construction.
- FP-10: (1) and (2) Once during Design and (3) as necessary during Construction.
- FP-11: (1) and (2) Once during Design and (3) as necessary during Construction.
- FP-12: (1) As necessary during Design.

Outside Agency Coordination: Yes

Agencies:

Los Angeles County Fire Department (FP-4, FP-8, FP-10, FP-11, FP-12) and Culver City Fire Department (FP-8, FP-12)

7. Adverse Impact:

Schools: During construction, on-campus academic facilities and the Child Development Center could be adversely affected by noise and air pollution generated. However, these impacts would be temporary and short-term.

Significance before Mitigation: Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

Please see mitigation measures for Air Quality and Noise to mitigate construction period air quality and noise impacts on-campus facilities.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

Please see mitigation measures for Air Quality and Noise.

Implementation Phase:

Please see mitigation measures for Air Quality and Noise.

Monitoring Activity:

Please see mitigation measures for Air Quality and Noise

Monitoring Period:

Please see mitigation measures for Air Quality and Noise

Party Responsible for Monitoring Activity:

Please see mitigation measures for Air Quality and Noise

Frequency:

Please see mitigation measures for Air Quality and Noise

Outside Agency Coordination:

Please see mitigation measures for Air Quality and Noise

Agency:

Please see mitigation measures for Air Quality and Noise

7. Adverse Impact:

Parks/Recreation Facilities: The proposed project would include the construction of recreational equipment, sports fields and courts, and landscaped green spaces to accommodate the projected enrollment, and would not increase the use of local parks.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

RF-1 The recreational facilities at the College, including the football field, track, tennis courts, basketball courts, baseball field, softball field, soccer fields, etc,

shall remain open and available for public use whenever the campus is open so long as such use does not directly interfere with a specific College event, class or activity, then being held on such facilities.

RF-2 Meeting rooms and other comparable facilities on the College campus shall be made available to nonprofit organizations, clubs and associations in accordance with State law.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

RF-1: District/WLAC

RF-2: District/WLAC

Implementation Phase:

RF-1: (1) Operation

RF-2: (1) Operation

Monitoring Activity:

RF-1: (1) Check to ensure that all recreational facilities remain open and available for public use whenever the campus is open so long as such use does not directly interfere with a specific College event, class or activity, then being held on such facilities.

RF-2: (1) Check to ensure that meeting rooms and other comparable facilities on the College campus shall be made available to nonprofit organizations, clubs and associations in accordance with State law.

Monitoring Period:

RF-1: (1) Operation

RF-2: (1) Operation

Party Responsible for Monitoring Activity:

RF-1: District/WLAC

RF-2: District/WLAC

Frequency:

RF-1: (1) As necessary during Operation.

RF-2: (1) As necessary during Operation.

Outside Agency Coordination: No

Agency: N/A

N. Transportation/Traffic and Parking

1. Adverse Impact:

Construction-related truck traffic (including employee vehicles, trucks for material delivery and debris removal, and trucks for earth hauling) would result in additional vehicles on the surrounding street system.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

Construction traffic impacts would be less than significant; nonetheless, the District, in response to public concerns, has agreed to implement the following mitigation measures to ensure that construction traffic impacts would remain less than significant.

- T-1** Notwithstanding the fact that the College is located outside the boundaries of Culver City, all construction activities shall be undertaken in total and complete conformity with all laws, rules, and regulations imposed by the City of Culver City on construction activities taking place within its borders.

- T-2** Construction vehicles (i.e., all vehicles participating in any construction work on the College campus and all vehicles hauling materials, debris, or other items relating to the construction projects to or from the College campus) shall not be permitted in the City of Culver City limits until 8 a.m. Monday thru Friday and 9 a.m. on Saturday.

- T-3** Parking for construction vehicles, (i.e., construction vehicles as defined in T-2 above) shall be restricted to the designated construction staging and parking sites shown on Exhibit B of the MOU, in Appendix C of this Final EIR. No construction vehicles shall be permitted to stand, park, or stage on the campus other than at construction staging and parking areas shown on said Exhibit B of the MOU, in Appendix C of this Final EIR. No construction vehicles shall be permitted to stand, park, or stage on the streets surrounding the College campus or on any Culver City street. All vehicles carrying workers or other people who are involved in the master plan projects, must park in campus parking lots (or in designated construction staging and parking sites) and shall be absolutely prohibited from parking on Freshman Drive, Sophomore Drive, or Stocker Street or on neighborhood streets.

- T-4** In the event, and to the extent, that Lot 8A is utilized as a construction staging and parking area, it shall be so used as a staging and parking area only in connection with the construction of Parking Structure 8. Lot 8A shall not be used as a construction staging and parking area in connection with any other construction activity.

- T-5** During construction of the projects, the District shall ensure that there is sufficient on-campus parking for enrolled students (as well as for staff, construction workers, and other invitees) so as to minimize and dissuade student parking on the residential streets of the surrounding community. The District has prepared (see Exhibit C of the MOU, in Appendix C of this Final EIR) a schedule of parking, which estimates the number of on-site parking spaces for each quarter during the project period, and a construction schedule showing the order in which each of the proposed projects will be constructed, demonstrating that at all times there will be an adequate supply of parking spaces on campus to handle all projected students, employees, construction personnel, and invitees of the College. The College shall not deviate from the order shown in the construction schedule in any way that could delay the commencement or completion of construction of any parking lot or structure or that would accelerate the commencement or completion of construction of any other improvement unless the College notifies the HOAs and the City of Culver City of any intended deviation from the order shown in the schedules and demonstrates that there will at all times be an adequate supply of parking on campus to handle the needs of the College's students, staff, construction personnel, and guests.
- T-6** The District shall keep the HOAs fully and timely informed regarding all upcoming construction activities. At a minimum, this shall include quarterly written communications concerning all activities contemplated for the subsequent 3 months and updates whenever changes are made that will be implemented prior to the next quarterly report.
- T-7** The District shall construct a temporary access road connecting the north side of the College campus to Jefferson Boulevard and shall construct said temporary access road at a location in close proximity to the designated permanent second access road. Said road shall be designed to minimize the noise and air pollution that will be heard and experienced by residential neighbors and shall remain in service until the District constructs the permanent second access road. The temporary access road shall be used only for construction purposes, and the College shall prohibit it from being used for other purposes, including student access to the campus or as a shortcut from Jefferson Boulevard to Overland Avenue.²
- T-8** No Master Plan construction activities of any kind or nature shall be permitted on the College campus unless and until either the temporary access road or the permanent second access road has been completed and is fully operational.
- T-9** No construction vehicles (as defined in T-2 above) having a gross vehicle weight in excess of 6,000 pounds shall be permitted to use the Overland/Freshman entrance to the College.

² The District will be able to implement mitigation measures, N-2, T-7 through T-10, and T-27, only if the District acquires ownership of the land affected thereby or receives express permission from the property owners to implement the measures on said property.

T-10 All such vehicles shall enter campus via the new access road and shall enter said access road by traveling west on Jefferson Boulevard and making left turns onto the new road

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

- T-1: WLAC Project Manager; Construction Contractors
- T-2: WLAC Project Manager; Construction Contractors
- T-3: WLAC Project Manager; Construction Contractors
- T-4: WLAC Project Manager; Construction Contractors
- T-5: District/WLAC; WLAC Project Manager
- T-6: District/WLAC; WLAC Project Manager
- T-7: District/WLAC; WLAC Project Manager; Construction Contractors
- T-8: District/WLAC; WLAC Project Manager; Construction Contractors
- T-9: WLAC Project Manager; Construction Contractors
- T-10: WLAC Project Manager; Construction Contractors

Implementation Phase:

- T-1: (1) Construction
- T-2: (1) Construction
- T-3: (1) Construction
- T-4: (1) Construction
- T-5: (1) Construction
- T-6: (1) Construction
- T-7: (1) Construction
- T-8: (1) Construction
- T-9: (1) Construction
- T-10: (1) Construction

Monitoring Activity:

- T-1: (1) Check construction specifications and contracts to ensure mitigation measures are specified. (2) Check that all construction activities comply with all laws, rules, and regulations imposed by the City of Culver City on construction activities.
- T-2: (1) Check construction specifications and contracts to ensure mitigation measures are specified. (2) Check that all construction vehicles enter City of Culver City within hours specified.
- T-3: (1) Check construction specifications and contracts to ensure mitigation measures are specified. (2) Check that parking for construction vehicles occurs only at sites designated in the Construction Staging and Parking Plan.
- T-4: (1) Check that Lot 8A is not used for construction staging and parking in connection with any other construction activity other than construction of Lot 8 Parking Structure.
- T-5: (1) Check that adequate parking is available on campus during all phases of construction as per Exhibit C of MOU in Appendix c of the Final EIR.

Mitigation Monitoring and Reporting Program

- T-6: (1) Check to ensure that the HOAs are informed regularly and in a timely manner of construction activities including providing written quarterly reports as specified.
- T-7: (1) Check plans for the temporary road to ensure it is constructed in close proximity to the permanent second access road and is used by construction vehicles only. (2) Check that temporary access road is constructed in accordance with plans. (3) Check that road is used for construction purposes only.
- T-8: (1) Check that no master plan construction commences till the second access road (temporary or permanent) is fully operational.
- T-9: (1) Check construction specifications and contracts to ensure mitigation measures are specified. (2) Check that no construction vehicles of gross vehicle weight in excess of 6,000 pounds are using the Overland/Freshman entrance to the College.
- T-10: (1) Check construction specifications and contracts to ensure mitigation measures are specified. (2) Check that all construction vehicles of gross vehicle weight in excess of 6,000 pounds enter the campus via the new access road and enter the said access road by traveling west on Jefferson Boulevard and making left turns onto the new road.

Monitoring Period:

- T-1: (1) Pre-construction and (2) Construction
- T-2: (1) Pre-construction and (2) Construction
- T-3: (1) Pre-construction and (2) Construction
- T-4: (1) Construction
- T-5: (1) Construction
- T-6: (1) Construction
- T-7: (1) Pre-construction; (2) and (3) Construction
- T-8: (1) Pre-construction
- T-9: (1) Pre-construction and (2) Construction
- T-10: (1) Pre-construction and (2) Construction

Party Responsible for Monitoring Activity:

- T-1: (1) and (2) WLAC Project Manager
- T-2: (1) and (2) WLAC Project Manager
- T-3: (1) and (2) WLAC Project Manager
- T-4: (1) WLAC Project Manager
- T-5: (1) District/WLAC; WLAC Project Manager
- T-6: (1) WLAC Project Manager
- T-7: (1), (2), and (3) WLAC Project Manager
- T-8: (1) WLAC Project Manager
- T-9: (1) and (2) WLAC Project Manager
- T-10: (1) and (2) WLAC Project Manager

Frequency:

- T-1: (1) Once during Pre-construction (contract) and (2) as necessary during Construction.
- T-2: (1) Once during Pre-construction and (2) as necessary during Construction.

- T-3: (1) Once during Pre-construction and (2) as necessary during Construction.
- T-4: (1) As necessary during Construction.
- T-5: (1) As necessary during Construction.
- T-6: (1) As necessary during Construction.
- T-7: (1) Once during Pre-construction; (2) and (3) periodically during Construction.
- T-8: (1) Once during Pre-construction.
- T-9: (1) Once during Pre-construction and (2) as necessary during Construction.
- T-10: (1) Once during Pre-construction and (2) as necessary during Construction.

Outside Agency Coordination: Possibly (T-1, T-2); Yes (T-5, T-6)

Agency:

City of Culver City (T-1, T-2) ; HOAs (T-5, T-6).

2. Adverse Impact:

Intersections: Due to increases in enrollment and employment anticipated under the Master Plan and the resulting increases in traffic, significant impacts would occur at 17 of the 44 study intersections in the year 2022. A significant impact would also occur at the the intersection of proposed second access road/Leahy Street with Jefferson Boulevard.

Significance before Mitigation: Significant

Significance after Mitigation: Less than Significant for 15 intersections. Significant for 2 intersections: La Cienega SB Ramp/ Slauson during AM peak; La Cienega NB ramp/Slauson during AM and PM peak. Significant for the new intersection of second access road/Leahy Street with Jefferson Boulevard.

Note: If agencies with jurisdiction over the affected intersections determine that mitigation measures are infeasible, the impacts would be significant and unavoidable at the affected intersection.

Mitigation Measures:

To mitigate these impacts, the following mitigation program elements shall be implemented:

Study Intersection 5 – Jefferson/National

T-11 Add ATCS signal technology.

Study Intersection 6 – La Cienega/Jefferson

T-12 Add northbound right turn lane to La Cienega Boulevard.

Study Intersection 9 – Jefferson/Higuera

T-13 Restripe the four westbound approach lanes of Higuera Street to provide two left turn lanes, one optional through and left turn lane, and one right turn lane.

Study Intersection 10 – La Cienega/Rodeo

T-14 Add a southbound right lane on La Cienega.

Study Intersection 14 – Jefferson/Duquesne

T-15 Convert existing right-turn lane on the westbound approach to a shared through-right lane, or add Culver CityBus to Line 4.

Study Intersection 14 – Jefferson/Duquesne

T-16 Add Culver CityBus to Line 3.

Study Intersection 24 – Overland/Sawtelle

T-17 Install a traffic signal.

Study Intersection 25 – Hannum/Playa

T-18 Restripe the northwest-bound center lane on Hannum as an optional left or right-turn lane, and slightly widen the receiving northeast-bound lane on Playa Street.

Study Intersections 36 – La Cienega SB Ramp/Slauson and 37 – La Cienega NB Ramp/ Slauson

T-19 Add a bus to MTA Line 108 and MTA Line 358.

Study Intersection 3 – La Cienega/Fairfax

T-20 Add a bus to MTA Line 439.

Study Intersection 14 – Jefferson/Duquesne

T-21 Add a Culver CityBus to Line 4.

Study Intersections 22 – Jefferson/Sepulveda North, 23 – Jefferson/ Sepulveda/ Sawtelle, and 26 – Sepulveda/Playa/Jefferson

See mitigation measure T-21.

Study Intersection 31 – Buckingham/Slauson

T-22 Add a bus to MTA Line 108.

Study Intersection 34 – La Cienega/Centinel

T-23 Restripe the southbound approaching lane to provide an additional left-turn lane.

Study Intersections 36 – La Cienega SB Ramp/Slauson, 37 – La Cienega NB Ramp/Slauson, 39 – Fairfax/Slauson, 40 – La Brea/Overhill/Slauson

T-24 Add one bus per hour to MTA Lines 108, 358 and 439.

Second Access Road

- T-25** Although the City of Los Angeles will not permit access to its property until its proposed air filtration plant is completed, the District shall pursue efforts to acquire the other necessary property interests and commence construction of the road shortly after the City of Los Angeles has made its property available.
- T-26** The District shall not occupy or otherwise use any of the classroom or other buildings to be constructed as part of the projects unless and until the second access road is fully completed and open to traffic.
- T-27** The second access road shall be designed (note: the actual alignment for the second access road, will, at no point, be located substantially closer to the existing townhomes and condominiums in the Raintree complex than Alignment 1d) and maintained in such a manner (possibly including the installation of physical barriers such as gates or bollards on said road or on other roads surrounding the College) that it is impracticable at all times (except in the case of an emergency, when the gates could be opened or the bollards lowered) to use the second access road as a shortcut from Jefferson Boulevard to Overland Avenue.
- T-28** If a road is built from La Cienega to an area in close proximity with the College, the District will use due diligence to implement a connection to this road for purposes of campus access. The District shall insure that no such additional access road can be used as a thruway from La Cienega Boulevard to Jefferson Boulevard or Overland Avenue.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

- T-11: District/WLAC; WLAC Project Manager; City of Los Angeles
T-12: District/WLAC; WLAC Project Manager; City of Los Angeles
T-13: District/WLAC; WLAC Project Manager; City of Los Angeles
T-14: District/WLAC; WLAC Project Manager; City of Los Angeles
T-15: District/WLAC; WLAC Project Manager; Culver City
T-16: District/WLAC; WLAC Project Manager; Culver City
T-17: District/WLAC; WLAC Project Manager; Culver City
T-18: District/WLAC; WLAC Project Manager; Culver City
T-19: District/WLAC; WLAC Project Manager; MTA
T-20: District/WLAC; WLAC Project Manager; MTA
T-21: District/WLAC; WLAC Project Manager; Culver City
T-22: District/WLAC; WLAC Project Manager; MTA
T-23: District/WLAC; WLAC Project Manager; City of Los Angeles
T-24: District/WLAC; WLAC Project Manager; MTA
T-25: District/WLAC: WLAC Project Manager
T-26: District/WLAC
T-27: District/WLAC; WLAC Project Manager; Project Engineer

T-28: District/WLAC

Implementation Phase:

- T-11: (1) Construction or Operation
- T-12: (1) Construction or Operation
- T-13: (1) Construction or Operation
- T-14: (1) Construction or Operation
- T-15: (1) Construction or Operation
- T-16: (1) Construction or Operation
- T-17: (1) Construction or Operation
- T-18: (1) Construction or Operation
- T-19: (1) Construction or Operation
- T-20: (1) Construction or Operation
- T-21: (1) Construction or Operation
- T-22: (1) Construction or Operation
- T-23: (1) Construction or Operation
- T-24: (1) Construction or Operation
- T-25: (1) Construction
- T-26: (1) Operation
- T-27: (1) Design, (2) Construction, and (3) Operation
- T-28: (1) Operation

Monitoring Activity:

- T-11: (1) Check to ensure that plans are developed or in-lieu payment is made to City for installation of ATCS technology at Jefferson/National intersection. (2) Inspect construction, if necessary, for compliance with plans.
- T-12: (1) Check to ensure that plans for a northbound turn lane at La Cienega/Jefferson intersection are developed. (2) Inspect construction for compliance with plans.
- T-13: (1) Check to ensure that plans for intersection improvements are developed. (2) Inspect construction for compliance with plans.
- T-14: (1) Check to ensure that plans for intersection improvements are developed. (2) Inspect construction for compliance with plans.
- T-15: (1) Check to ensure that plans for intersection improvements are developed. (2) Inspect construction for compliance with plans.
- T-16: (1) Check that Culver CityBus is added to Line 3 or in-lieu payment is made to City.
- T-17: (1) Check to ensure that plans are developed or in-lieu payment is made to City for installation of traffic signal. (2) Inspect construction, if necessary, for compliance with plans.
- T-18: (1) Check to ensure that plans for intersection improvements are developed. (2) Inspect construction for compliance with plans.
- T-19: (1) Check that a bus is added to MTA Line 108 and MTA Line 358 or in-lieu payment is made to MTA.
- T-20: (1) Check that a bus is added to MTA Line 439 or in-lieu payment is made to MTA.

Mitigation Monitoring and Reporting Program

- T-21: (1) Check that a Culver CityBus is added to Line 4 or in-lieu payment is made to City.
- T-22: (1) Check that a bus is added to MTA Line 108 or in-lieu payment made to MTA.
- T-23: (1) Check to ensure that plans for intersection improvements are developed. (2) Inspect construction for compliance with plans.
- T-24: (1) Check that one bus per hour is added to MTA Lines 108, 358 and 439 or in-lieu payment is made to MTA.
- T-25: (1) Check that diligent efforts are made to acquire property for second access road and (2) commence construction promptly.
- T-26: (1) Check that new buildings are not occupied until second access road is completed.
- T-27: (1) Check plans to ensure design of second access road makes through traffic impracticable. (2) Inspect construction to ensure compliance with plans. (3) Check that road is maintained so that through traffic is impracticable
- T-28: (1) Check that due diligence is conducted to implement a connection to a future road from La Cienega and check that any future connection is not used as a thruway from La Cienega to Jefferson or Overland.

Monitoring Period:

- T-11: (1) Design and (2) Construction, or Operation
- T-12: (1) Design and (2) Construction, or Operation
- T-13: (1) Design and (2) Construction, or Operation
- T-14: (1) Design and (2) Construction, or Operation
- T-15: (1) Design and (2) Construction, or Operation
- T-16: (1) Construction, or Operation
- T-17: (1) Design and (2) Construction, or Operation
- T-18: (1) Design and (2) Construction, or Operation
- T-19: (1) Construction or Operation
- T-20: (1) Construction, or Operation
- T-21: (1) Construction, or Operation
- T-22: (1) Construction or Operation
- T-23: (1) Design and (2) Construction or Operation
- T-24: (1) Construction or Operation
- T-25: (1) and (2) Construction
- T-26: (1) Construction
- T-27: (1) Design, (2) Construction, and (3) Operation
- T-28: (1) Operation

Party Responsible for Monitoring Activity:

- T-11: (1) and (2) WLAC Project Manager
- T-12: (1) and (2) WLAC Project Manager
- T-13: (1) and (2) WLAC Project Manager
- T-14: (1) and (2) WLAC Project Manager
- T-15: (1) and (2) WLAC Project Manager
- T-16: (1) WLAC Project Manager; District/WLAC
- T-17: (1) WLAC Project Manager; District/WLAC

- T-18: (1) and (2) WLAC Project Manager
- T-19: (1) WLAC Project Manager; District/WLAC
- T-20: (1) WLAC Project Manager; District/WLAC
- T-21: (1) WLAC Project Manager; District/WLAC
- T-22: (1) WLAC Project Manager; District/WLAC
- T-23: (1) and (2) WLAC Project Manager
- T-24: (1) WLAC Project Manager; District/WLAC
- T-25: (1) District/WLAC and (2) WLAC Project Manager
- T-26: (1) District/WLAC
- T-27: (1) and (2) WLAC Project Manager; (3) District/WLAC
- T-28: (1) District/WLAC

Frequency:

- T-11: (1) Once during Design and (2) and as necessary during Construction or Operation.
- T-12: (1) Once during Design and (2) and as necessary during Construction or Operation.
- T-13: (1) Once during Design and (2) and as necessary during Construction or Operation.
- T-14: (1) Once during Design and (2) and as necessary during Construction or Operation.
- T-15: (1) Once during Design and (2) and as necessary during Construction or Operation.
- T-16: (1) Once during Construction or Operation.
- T-17: (1) Once during Design and (2) and as necessary during Construction or Operation.
- T-18: (1) Once during Design and (2) and as necessary during Construction or Operation.
- T-19: (1) Once during Construction or Operation.
- T-20: (1) Once during Construction or Operation.
- T-21: (1) Once during Construction or Operation.
- T-22: (1) Once during Construction or Operation.
- T-23: (1) Once during Design and (2) and as necessary during Construction or Operation.
- T-24: (1) Once during Construction or Operation.
- T-25: (1) and (2) As necessary during Construction.
- T-26: (1) As necessary during Operation.
- T-27: (1) Once during Design; (2) As necessary during Construction; and (3) as necessary during operation.
- T-28: (1) As appropriate during Operation.

Outside Agency Coordination: Yes

Agency:

City of Los Angeles Department of Transportation (T-11, T-12, T-13, T-14, T-23); City of Culver City (T-15, T-16, T-17, T-18, T-21, T-22); Los Angeles County Metropolitan

Transportation Authority (T-19, T-20, T-22); County of Los Angeles Department of Public Works (T-27)

4. Adverse Impact:

Parking: Future growth on campus would increase the demand for parking. The estimated future supply of parking is 4,368 spaces, which would be adequate to accommodate the projected peak academic parking needs at buildout (3,324 spaces in year 2022).

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

T-29 The District shall prepare a parking plan and take reasonable steps to encourage students to park on the Campus rather than on surrounding residential neighborhood streets. The District shall conduct periodic parking surveys during each semester (and specifically including at least the first 2 weeks of every semester) and if it is determined that students are parking on neighborhood streets, the District shall make such modifications to its parking plan as are necessary to discourage such parking.

T-30 Total student enrollment of the College shall be capped at 15,000 students (based on a count of actual students, not “full-time equivalent” students) unless and until adequate parking is supplied to meet demand.

T-31 The District plans to install parking meters on Freshman Drive, Sophomore Drive and Stocker Streets, but shall not do so if such installation will result in students of the College parking on neighborhood streets. To that end, the meters shall be installed in phases, as follows:

- Phase 1 Sophomore Drive: No more than 60 meters
- Phase 2 Sophomore Drive: No more than 60 additional meters
- Phase 3 Freshman Drive: No more than 60 meters
- Phase 4 Stocker Street: Entire street
- Phase 5 Sophomore Drive: No more than 60 additional meters
- Phase 6 Sophomore Drive: Balance of the street
- Phase 7 Freshman Drive: Balance of the street

The District shall proceed in the order shown in the above phasing schedule, so that work shall not begin on a particular phase until after the completion of the meter installations permitted by all of the lower numbered phases. Additionally, the District shall not commence work on any phase after Phase 1 until an appropriate time after the installation of the meters permitted by the immediately prior phase. After the completion of each phase, the District shall conduct a parking survey and solicit comments from residents of the adjoining residential neighborhoods. If it is determined that student parking on neighborhood streets is a significant problem, the District shall not proceed with any further parking meter installation phases until such parking has been stopped.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

- T-29: District/WLAC
- T-30: District/WLAC
- T-31: District/WLAC; WLAC Project Manager

Implementation Phase:

- T-29: (1) Operation
- T-30: (1) Operation
- T-31: (1) Construction and (2) Operation

Monitoring Activity:

- T-29: (1) Check that periodic parking surveys are conducted during each semester on neighborhood streets.
- T-30: (1) Check that an enrollment cap is enforced if the parking demand exceeds the supply.
- T-31: (1) Check that installation of parking meters occurs as per the phasing specified.
(2) Check that parking surveys are conducted.

Monitoring Period:

- T-29: (1) Operation
- T-30: (1) Operation
- T-31: (1) Construction and (2) Operation

Party Responsible for Monitoring Activity:

- T-29: (1) District/WLAC
- T-30: (1) District/WLAC
- T-31: (1) WLAC Project Manager; (2) District/WLAC

Frequency:

- T-29: (1) Periodically during Operation
- T-30: (1) As necessary during Operation
- T-31: (1) Once during Design and (2) periodically during installation of meters.

Outside Agency Coordination: No

Agency: N/A

O. Public Utilities

1. Adverse Impact:

Water Supply: Water demand on the campus due to implementation of the Master Plan could increase by 69,253 gallons per day. This increase would not create a significant impact on Southern California Metropolitan Water District's water supply.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measures:

WS-1 New landscaping shall utilize automatic sprinkler systems for landscape irrigation, which shall be adjusted seasonally.

WS-2 Landscaping design shall incorporate native and drought tolerant plants to further reduce irrigation water needs.

WS-3 WLAC shall install low-flow faucets, toilets, and showerheads in new facilities.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

WS-1: WLAC Project Manager; Project Architect; Construction Contractor

WS-2: WLAC Project Manager; Project Architect; Construction Contractor

WS-3: WLAC Project Manager; Project Architect; Construction Contractor

Implementation Phase:

WS-1: (1) Design and (2) Construction

WS-2: (1) Design and (2) Construction

WS-3: (1) Design and (2) Construction

Monitoring Activity:

WS-1: (1) Check that landscaping plans include automatic sprinkler systems for landscape irrigation that can be adjusted seasonally. (2) Inspect installation of landscaping for compliance with plans.

WS-2: (1) Check that native and drought tolerant plants are included in the landscape design plans. (2) Inspect installation of landscaping for compliance with plans.

WS-3: (1) Check to ensure project plans include use of water conservation fixtures. (2) Inspect construction for compliance with plans.

Monitoring Period:

WS-1: (1) Design and (2) Construction

WS-2: (1) Design and and (2) Construction

WS-3: (1) Design and (2) Construction

Party Responsible for Monitoring Activity:

WS-1: (1) WLAC Project Manager, Landscape Architect; (2) WLAC Project Manager

WS-2: (1) WLAC Project Manager, Landscape Architect; (2) WLAC Project Manager

WS-3: (1) WLAC Project Manager, Project Architect; (2) WLAC Project Manager

Frequency:

WS-1: (1) Once during Design and (2) as necessary during Construction.

WS-2: (1) Once during Design and (2) as necessary during Construction.

WS-3: (1) Once during Design and (2) as necessary during Construction.

Outside Agency Coordination: None

Agency: N/A

2. Adverse Impact:

Wastewater: Wastewater flows could increase by 34,460 gallons per day by fall 2022 due to implementation of the Master Plan. Local sewer lines and wastewater treatment facilities appear to have adequate capacity to accommodate this increase in wastewater flows according to the Los Angeles City Bureau of Sanitation.

Significance before Mitigation: Less than Significant

Significance after Mitigation: Less than Significant

Mitigation Measure:

Implementation of WS-3 would also help reduce wastewater flows.

Implementation and Monitoring Requirements:

Party Responsible for Implementation of Mitigation:

See mitigation measure WS-3 above.

Implementation Phase:

See mitigation measure WS-3 above.

Monitoring Activity:

See mitigation measure WS-3 above.

Monitoring Period:

See mitigation measure WS-3 above.

Party Responsible for Monitoring Activity:

See mitigation measure WS-3 above.

Frequency:

See mitigation measure WS-3 above.

Outside Agency Coordination:

See mitigation measure WS-3 above.

Agency:

See mitigation measure WS-3 above.

**WEST LOS ANGELES COLLEGE FACILITIES MASTER PLAN EIR
MITIGATION MEASURE MONITORING COMPLIANCE FORM**

Mitigation Measure:

Has the Mitigation Measure been implemented?

Yes No

Notes:

Is further action or monitoring required?

Yes No

If yes, describe:

Is consultation with outside agencies required?

Yes No

If yes, identify agency: _____

Has consultation with outside agency been completed?

Yes No

Monitoring Verified By: _____ **Date:** _____