

SUMMARY

S-1 INTRODUCTION AND BACKGROUND

Los Angeles Pierce College is a 2-year community college accredited by the Western Association of Schools and Colleges and one of nine community colleges that form the Los Angeles Community College District. First opened in 1947, the College offers academic associate degree and occupational associate degree programs in the arts and sciences as well as occupational certificate programs and certificate of achievement programs.

In the Fall 2001 semester there were 18,118 students enrolled at Pierce College. The estimated number of annual full-time-equivalent (FTE)¹ students for the 2001-2002 academic year is 13,591. As of the Fall 2001 semester there were 566 FTE employed staff members at Pierce College. The projected number of FTE students for the 2002-2003 academic year is 12,000 and the projected number of FTE employed staff members is 536.²

S-2 DEVELOPMENT OF THE MASTER PLAN

In January 2000, Los Angeles Pierce College reactivated a Facilities Master Plan contract that had been originally awarded in 1997 and then placed on hold by a previous College administration following the production of Volume 1, which documented existing conditions on the campus. Pierce College's Educational Master Plan served as the foundation for the Facilities Master Plan. At the beginning of the planning process, a significant outreach effort was undertaken, internally and externally. Three symposia were held with guests invited from the University of California at Davis, Cal Poly University Pomona, Cal Poly University San Luis Obispo, agricultural businesses, and Pierce's agricultural faculty to examine the potential for urban agricultural education. Numerous meetings with on-campus stakeholders as well as neighbors, community organizations, business interests, and elected officials were held. An Open House Workshop for the general public was held in March 2000 for which 10,000 invitations were sent.

Three broad alternate Facilities Master Plan concepts were developed to fulfill the following objectives: meet the College's educational needs as defined in the Educational Master Plan, improve the image of the Pierce College campus by giving priority to high visibility/high use areas, provide space to allow the College to support an enrollment of 20,000³ students, re-establish the College as a center for urban agriculture, and form public/private partnerships to

¹ To determine the number of full-time-equivalent (FTE) students, the District calculates the total number of instructional hours for all of the enrollments and divides by 525 hours, which is roughly the number of instructional hours of one student taking five 3-unit classes for two primary terms. Instructional hours are based on enrollments on a census date and hours are counted differently for full-term and short-term classes. Some courses require reporting of actual hours of attendance only.

² Due to limitations on state operating funds, enrollment for the 2002-2003 academic year will be constrained and will be lower than enrollment for the preceding 2001-2002 academic year.

³ Current projections indicate that future enrollment in the Fall 2010 semester under the proposed Master Plan would exceed previous projections and would total 23,252 students. This estimate is based on a projected enrollment in the Fall 2002 semester of 16,990 students and a subsequent average increase in enrollment of 4 percent per year through 2010.

support academic initiatives. In September 2000, the three alternate Master Plan concepts were presented with another round of campus and public outreach. Members of the public were encouraged to examine the concepts and submit opinions, suggestions, and concerns so that they might be incorporated into the plan. The resulting proposed Master Plan concept, including comments received during the public outreach process, was submitted to the Board of Trustees of the Los Angeles Community College District in December 2000. That Master Plan concept provided the basic project description for this Environmental Impact Report.

S-3 PROPOSITION A BOND MEASURE

Proposition A is a \$1.245 billion facilities bond that is being used to repair, rehabilitate, and modernize facilities at all nine of the Los Angeles Community College District's campuses. Los Angeles voters approved Proposition A on April 10, 2001, by a 67 percent margin, surpassing the 55 percent needed for passage. The District has established a goal of spending \$525 million in the first 36 months on programming, design, and construction for the District's nine campuses.

Proposition A requires that bond revenues be expended only for construction, reconstruction, rehabilitation, or replacement of college facilities and that no bond revenues be expended for any teacher or administrative salaries or other college operating expenses. To ensure that all Proposition A requirements are met, the District established an independent District Citizens' Oversight Committee, as well as Citizens' Oversight Committees for each of the District's nine colleges. The committees are comprised of business, labor, education, student, senior, and community leaders. A Pierce College Oversight Committee has also been established.

Pierce College was allocated \$166 million of the \$1.245 billion bond measure. The Facilities Master Plan was developed for the College to set forth the vision, commitment, and objectives of the College and its use of the bond money. Pierce College kicked off the District's comprehensive Proposition A construction program to upgrade campus facilities in a ceremonial groundbreaking on October 25, 2001, for the construction of Pierce College's Student Store and Support Services Center.

S-4 PROJECT OBJECTIVES

The objectives of the proposed Master Plan are to:

- Create a more active and productive Pierce College: educationally, economically, and in the community.
- Improve the image of the Pierce College campus by giving priority to high visibility/high use areas.
- Provide facilities to allow Pierce College to support projected enrollment in the year 2010.
- Enhance land resources and re-establish Pierce College as a center for urban agriculture.
- Create public/private partnerships to enhance academic programs and to provide support facilities.

- Create better and improved access to the tools that aid learning, including library facilities, technological research and instructional aids, and laboratory equipment.
- Create and develop new and emerging educational programs.
- Create and design facilities that promote the Leadership in Energy & Environmental Design (LEED) Green Building standards.

S-5 PROJECT LOCATION AND SETTING

Pierce College is located in the southwest corner of the San Fernando Valley in the City and County of Los Angeles (see Figure S-1). The campus is generally bounded to the north by Victory Boulevard,⁴ to the south by residential development and Oxnard Street, to the east by Winnetka Avenue, and to the west by De Soto Avenue and a residential development currently under construction on the east side of De Soto Avenue (see Figure S-2). Land uses in the vicinity of the campus are shown on Figure S-3. The College campus encompasses a total land area of approximately 384 acres. Approximately 200 of the 384 acres are devoted to an agricultural laboratory (often referred to as the Pierce Farm), which has been less intensely used in recent years. Most of the College's educational buildings are located in the core area of the campus. Other important campus areas include the athletic/recreational and horticultural areas.

S-6 PROJECT DESCRIPTION

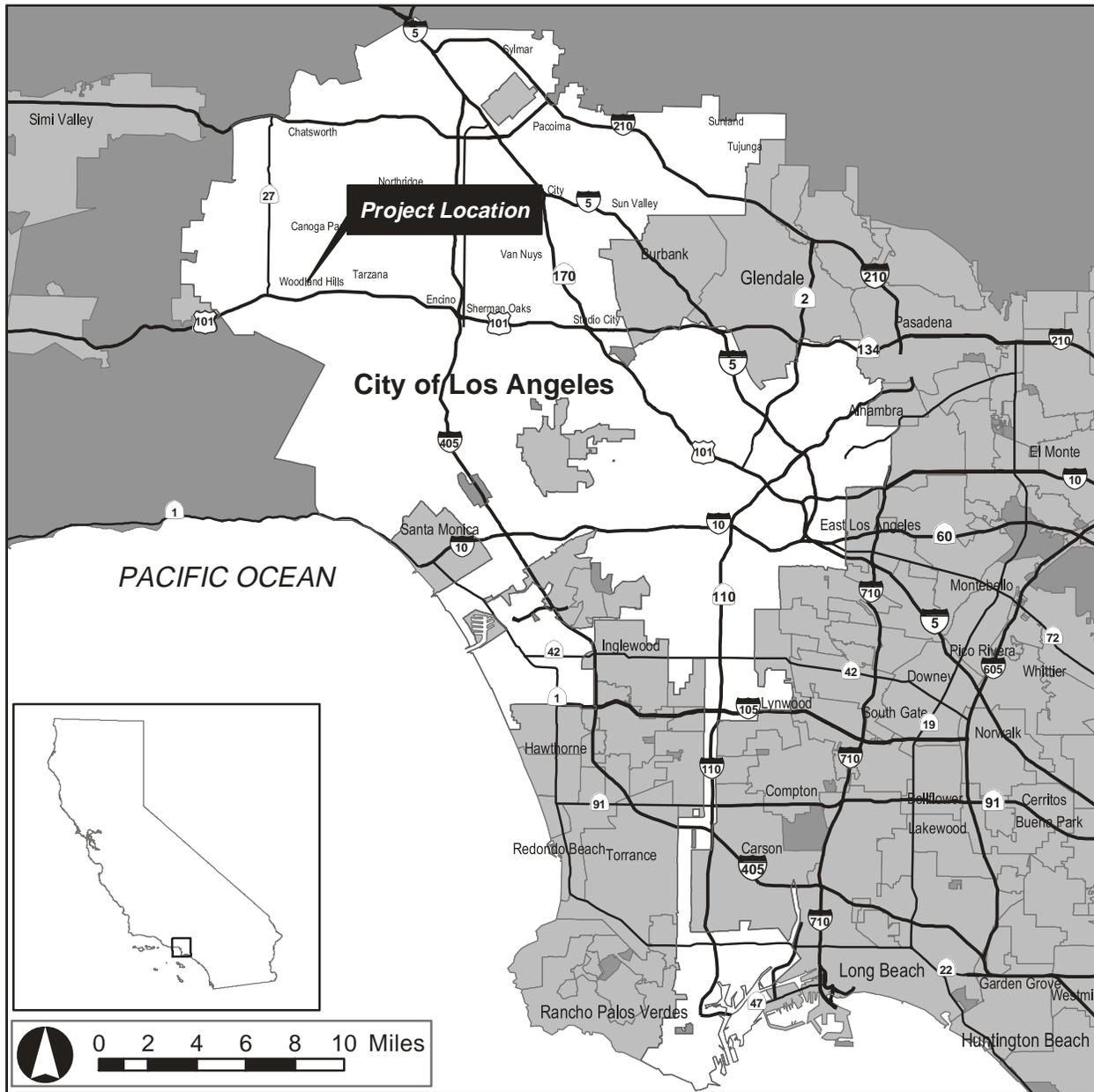
The Master Plan would maintain the College's agricultural integrity while providing enough space in new and modernized facilities to accommodate an enrollment in 2010 of 23,252 students (or 16,423 annual FTE students) and 734 FTE employed staff members.⁵ At the same time the Master Plan would enhance the image of the campus and further the educational goals and curriculum of the College. Figure S-4 illustrates the existing buildings/facilities and landscape of Pierce College.

The Master Plan proposes to meet these goals through the construction of new facilities and renovation and modernization of existing facilities. The College also seeks public/private partnerships to expand its facilities and educational opportunities.

⁴ Pierce College property also includes a Child Development Center and land leased to the Sunrise Little League located immediately north of Victory Boulevard and west and east of Winnetka Avenue, respectively.

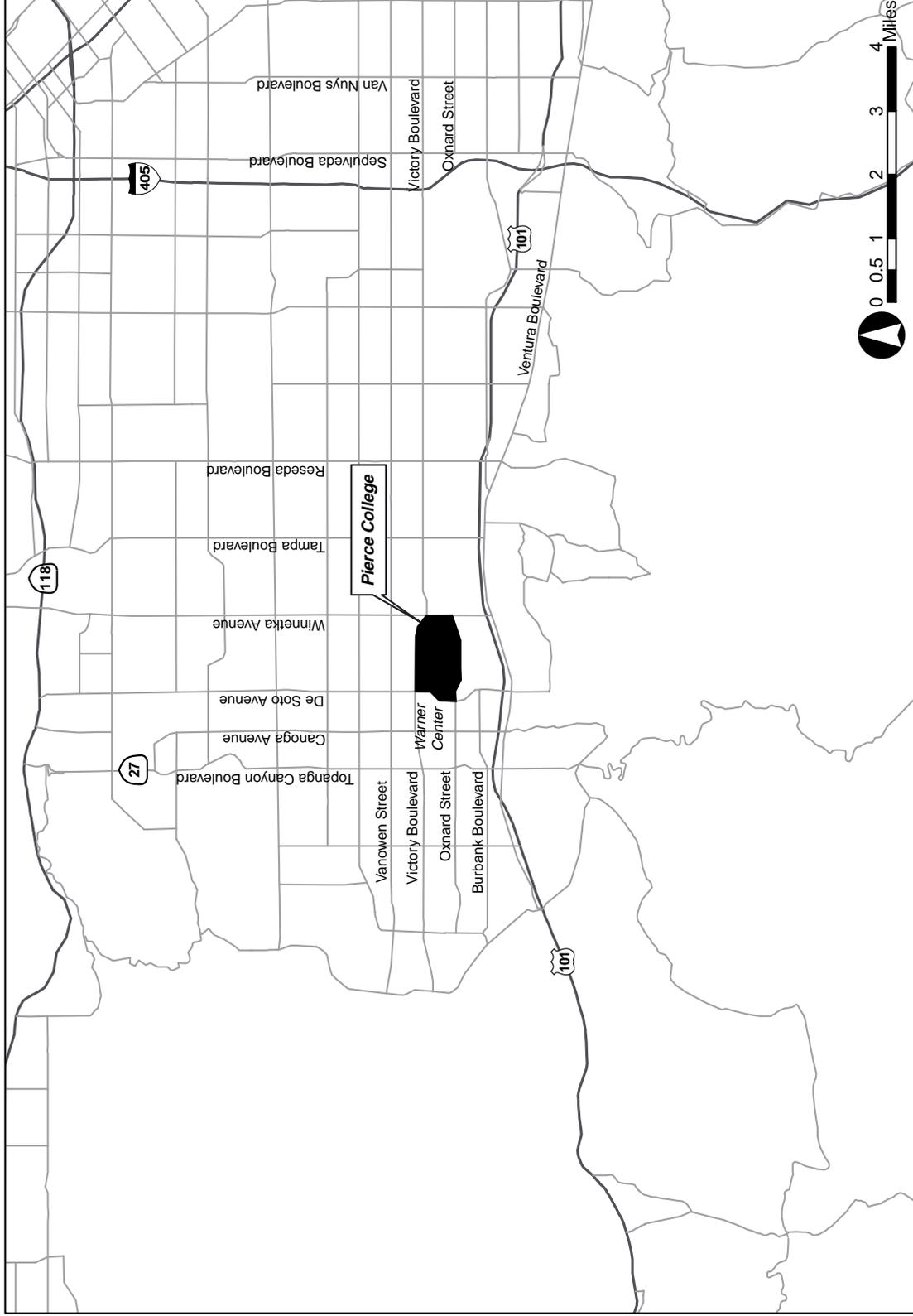
⁵ Student FTE and full-time employed staff members are projected on the basis of 4% funded growth compounded annually from Fall 2002.

Figure S-1: Regional Location Map



Sources: Environmental Systems Research Institute, 2001; Myra L. Frank & Associates, Inc., 2002.

Figure S-2: Project Vicinity Map

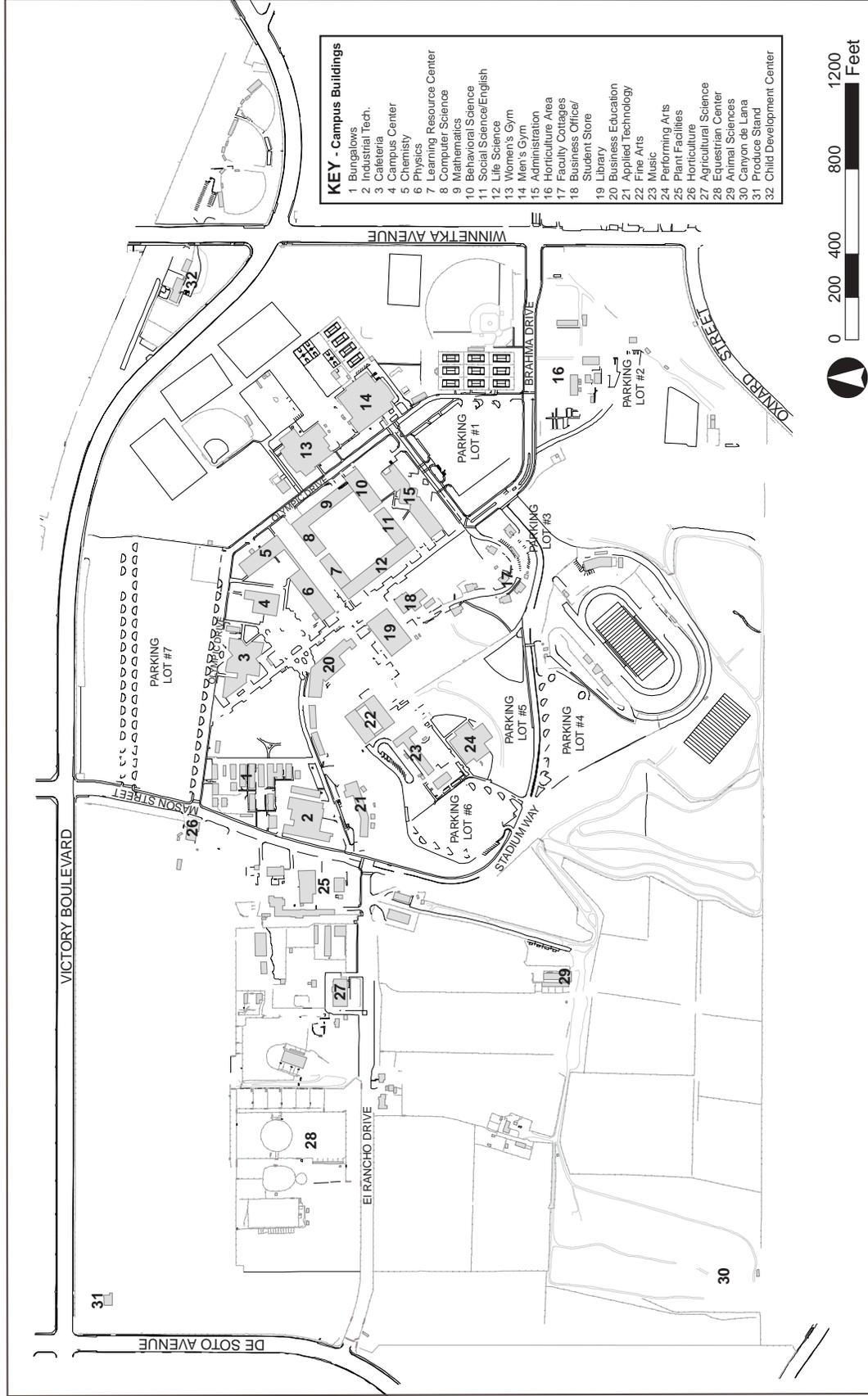


Sources: Environmental Systems Research Institute, Inc., 2001; Myra L. Frank & Associates, Inc., 2002.

Figure S-3: Project Area Land Uses



Figure S-4: Existing Facilities Map



Sources: Psomas, 2002; Myra L. Frank & Associates, Inc., 2002.

The Proposition A Bond projects discussed in the Master Plan include but are not limited to: new and enhanced student classrooms and resources, administrative and faculty offices, maintenance and operations facilities, agricultural facilities, and an Equestrian Education Center that would enhance Pierce College's agricultural curriculum and community services programs.

The bond projects are listed in Table S-1 and have been organized into three categories: 1) construction of new facilities, 2) renovation, reconstruction, and modernization of existing facilities, and 3) demolition projects. A detailed description of the proposed Proposition A Bond projects is provided in Chapter 2 of this EIR.

The public/private partnerships would provide the setting for the interface between the College's human, physical, academic, and technical resources and those of the private sector. They would also promote and support technology transfer and educational opportunity, student and faculty professional advancement, and community economic development.

The public/private partnership projects may include agricultural partnerships, life-long learning residences, student dormitories, a sciences/research and development building, and a horticulture building. The public/private partnership projects are listed in Table S-1 and described in detail in Chapter 2 of this EIR. Implementation of some of the partnership projects may require zoning/planning approvals from the City of Los Angeles.

The proposed Master Plan projects involve construction and renovation in the education/public facilities portion of the campus as well as the agricultural/open space areas of the campus (see Figure S-5). The new and renovated buildings would be architecturally individual yet have a common theme visually tying the buildings together. New educational facilities and buildings proposed under the Master Plan would result in the development of approximately 12 to 13 acres of open space/farmland in the agricultural area of the campus.

Completion of the projects proposed under the Master Plan would result in an increase of approximately 500,000 gross square feet of building area, 400 to 450 housing units, and 1,087 parking spaces on the campus. Currently, there are approximately 585,000 gross square feet of building area⁶ and 4,119 parking spaces (3,949 paved parking spaces and 170 unpaved parking spaces in dirt lots) on the campus. No housing is currently provided on the campus. Implementation of the Master Plan would also increase employment at the College from 566 (2001-2002 academic year) to 734 full-time-equivalent staff members in the 2010-2011 academic year. Construction of new facilities and renovation, reconstruction, and modernization of existing facilities under the Master Plan would be consistent with Pierce College's energy conservation measures that are currently being implemented campus-wide.

The Master Plan construction scenario addresses development that is expected to commence in 2003 and continue through the year 2010. This is considered to be a flexible timetable as commencement of several projects is contingent upon finding suitable private partners.

⁶ Source: Los Angeles Pierce College 2001-02 Space Inventory, LACCD Operations Division, Facilities Planning and Development Department, October 12, 2001.

Table S-1: Proposed Master Plan Projects

Map Key	Project Name		Size	Construction Schedule
Proposition A Bond Projects – New Construction Projects				
1	Agriculture/Science/Nursing Building		130,000 sf	March 2004 – August 2005
2	Technology Center		60,000 sf	May 2004 – May 2005
3	Child Development Center		30,000 sf	February 2004 – January 2005
4	Maintenance and Operation (M&O) Facilities	New “Central” Maintenance and Operations Facility	35,000 sf; 40 vehicle parking	November 2005 – November 2006
8		New Gardener’s M&O Facility	To Be Determined	May 2004 – December 2004
5		New Refrigeration Plant M&O Facility	To Be Determined	March 2005 – February 2006
6		Automotive M&O Facility (facility relocated into an existing building)	N/A	April 2006 – December 2006
7	Student Food Services/Conference Facility		20,000 sf	September 2006 – September 2007
8	Horticulture Classroom Building & Greenhouse & Renovations		2,000-sf classroom building (60-student capacity) and renovation of existing facilities	December 2003 – December 2004
N/A	Water Reclamation Facility		To Be Determined	August 2004 – December 2005
9	Campus Police Station (on hold pending funding)		3,000 sf	On Hold
10	Pierce College Equestrian Education Center		134,092 sf and 32.8 acres (this includes the existing equestrian area)	February 2004 – August 2004
11	Admissions/Counseling/Student Services Building		60,000 sf	September 2004 – February 2006
Proposition A Bond Projects – Reconstruction, Renovation, and Modernization Projects				
12	Life Science/Chemistry/Physics Building		41,741 sf	September 2005 – March 2006
13	Administration Building	Exterior renovation	N/A	April 2006 – October 2006
		Interior renovation	19,119 sf	April 2006 – October 2006
14	Campus Center		12,064 sf	September 2008 – September 2009
15	Computer Science/Computer Learning Center		56,617 sf	May 2005 – January 2006
16	Library		23,900 sf	April 2004 – June 2005

Table S-1: Proposed Master Plan Projects

Map Key	Project Name		Size	Construction Schedule
N/A	Architectural Upgrade of Quad Buildings (exterior renovation)		N/A	April 2006 – October 2006
17	Behavioral Science, Social Science, Mathematics, Business Education, and English		38,012 sf	February 2004 – October 2004
18	Faculty Office (Cottages)		14,020 sf	January 2004 – September 2004
19	Fine Arts and Music		36,082 sf	March 2005 – November 2005
20	Theater Building (Performing Arts Building)		28,550 sf	September 2003 – April 2004
21	Animal Science Facilities		Two 80-person classrooms and lab facilities	September 2003 – July 2006
22	Life Science/Natural Resources Management (Canyon de Lana Restoration)		15 acres	August 2003 – January 200
23	Physical Education Facilities (Gymnasium Buildings and Athletic Facilities - on hold pending funding)		83,080 sf	On Hold
24	Roadway, Walkway, Grounds, Parking Lot, and Entrance Improvements	Re-alignment of Brahma Drive	N/A	September 2003 – April 2004
N/A		Parking Lots 1,2,3,5, swine unit parking, and various other lots		January 2003 – January 2010
N/A		Signage for Safety and Public Information (Landscape Master Plan, Electronic Marquee, Mall Enhancement)		January 2003 – January 2010
N/A	Restroom/ADA Renovations		N/A	January 2003 – September 2009
Proposition A Bond Projects – Demolition Projects				
N/A	Demolition of remaining Bungalows/Trailers		15,000 sf	January 2004 – March 2004
N/A	Demolition of the Child Development Center		3,660 sf	Contingent upon completion of agreement with Metropolitan Transportation Authority
N/A	Demolition of the Existing Student Store/Business Office		7,479 sf	Prior to construction of the new Technology Center
N/A	Demolition of the Cafeteria/ASO Trailer		17,700 sf	Upon finding a suitable partner for the Student Dormitory Partnership
N/A	Demolition of Small Structures in Canyon de Lana		N/A	August 2003 – January 2004
N/A	Demolition of the Agricultural Sciences Building and Plant Facilities		Plant Facilities- 35,600 sf; Agricultural Sciences Building- 5,000 sf	Prior to the start of construction for Phase II of the Exhibition/Events Center and Sciences Partnership Building.
N/A	Demolition of the Soils Lab/Horticulture Unit		15,451 sf	Upon finding a suitable partner for the Sciences Building Partnership
N/A	Demolition of Storage Structure in the Horticulture Area		N/A	December 2003 – December 2004

Table S-1: Proposed Master Plan Projects

Map Key	Project Name		Size	Construction Schedule
Public/Private Partnership Projects				
25	Agriculture Partnerships	Agriculture Education Experiences and Programs	Approx. 7 acres	Begin in January 2003
26		Produce Stand	5,000 sf and 2 to 3 acres	Begin in the 1 st half of 2003
27		Agricultural Fields	12 to 13 acres	
28	Sciences Partnership Building		Approx. 100,000 sf and 7 acres	February 2007 – July 2008
29	Horticulture Partnership		Approx. 31 acres	May 2003 – December 2004
30	Viticulture Partnership		Approx. 9 acres	January 2004 – October 2004
31	Student Housing Partnership	East Student Dormitory	200 total units	September 2008 – August 2009
32		West Student Dormitory		September 2006 – August 2007
33	Life-Long Learning Residences Partnership		Approx. 5 to 12 acres/ 200 to 250 units	August 2008 – August 2009
Note: N/A – Not Applicable				

Source: Pierce College; Swinerton Management & Consulting; Myra L. Frank & Associates, Inc., 2002.

S-7 ALTERNATIVES TO THE PROPOSED PROJECT

S-7.1 No Project Alternative

According to the *CEQA Guidelines* (Section 15126.6(e)(3)(B)), the No Project Alternative is defined as the “circumstance under which the project does not proceed.” The impacts of the No Project Alternative shall be analyzed “by projecting what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.” The purpose of describing and analyzing the No Project Alternative is “to allow decision-makers to compare the impacts of approving the proposed Project with the impacts of not approving the proposed Project.”

Under the No Project Alternative, no comprehensive program of improvement projects would be implemented. The Pierce College campus would largely remain as is and would continue to operate and provide services in a manner similar to current conditions. New improvements and renovation work would be minimal, intermittent, and would consist primarily of those campus projects already approved and funded (e.g., perimeter fence replacement project, Parking Lot 7 renovation project). Maintenance activities would continue consistent with present and recent past practices. As a result of the limited extent of improvements that might occur under the No

Project Alternative, future enrollment growth at the College could be constrained and would likely be less than the 23,252 students projected in the year 2010 under the Master Plan. However, given recent trends, it is expected some increases in student enrollment would still occur.

As a consequence, the No Project Alternative project would not result in many of the significant or potentially significant impacts of the proposed project described in Chapter 3 of this EIR.

S-7.2 Alternatives Considered During the Master Plan Planning Process

During the Master Plan planning process, three alternative concepts were developed (Alternatives A, B, and C) and presented to the public in a series of community meetings and open houses. Illustrative and Land Use plans were developed for each of these alternative concepts. As depicted in those plans, these alternatives would include all of the facilities proposed under the preferred Master Plan but would differ primarily with respect to the locations of the proposed facilities. These alternative concepts and their potential environmental effects are briefly described below.

a. Alternative A

Similar to the preferred Master Plan, Alternative A would concentrate most new facilities in or near the campus core. Major differences between this alternative and the proposed Master Plan include development of the new Science Partnership Building immediately south of Victory Boulevard and west of Mason Street and construction of the Life-Long Learning Residences Community in the horticultural area in the southeastern portion of the campus. As a consequence, most of the impacts of this alternative would be generally similar to the impacts that would occur under the proposed Master Plan, with the exception of potential visual impacts, which would be potentially greater than those that could occur under the proposed Master Plan due to the location of the Sciences Partnership Building and Life-Long Learning Residences Community in visually sensitive areas.

b. Alternative B

The major differences between this alternative and the proposed Master Plan include: 1) development of the proposed Equestrian Education Center in an alternative location south of El Rancho Drive and west of Stadium Way; 2) development of a new 5-acre campus parking lot immediately south of Victory Boulevard and west of Mason Street; and 3) construction of the new Life-Long Learning Residences Community in the horticultural area in the southeastern portion of the campus.

With the exception of visual impacts, most impacts under this alternative would be generally similar to the impacts that could occur under the proposed Master Plan. Development of the parking lot and resulting loss of farmland along Victory Boulevard would be a new significant visual impact that would not occur under the Master Plan. The loss of green space in the southeastern corner of the campus to construct the new Life-Long Learning Residences Community would also be a new visual impact. Development of the new Equestrian Education

Center south of El Rancho Drive as an alternative location to the Master Plan site north of El Rancho Drive (i.e., the existing location of the equestrian facilities) could have beneficial as well as adverse effects. This alternative would preserve the agricultural fields in the vicinity of the existing equestrian center. Locating the Equestrian Education Center at the site proposed under this alternative would make it less visible from areas bordering the campus to the west and north; thus, there could be fewer adverse visual effects on those areas. However, this location would be closer to the single-family residential neighborhood to the south, which could create new visual, lighting, and noise impacts on this neighborhood.

c. Alternative C

This alternative would differ from the Master Plan in the following ways: 1) development of the Equestrian Education Center in a location immediately south of Victory Boulevard near the northwestern corner of the campus; 2) construction of the Life-Long Learning Residential Community in the Chalk Hills west of the stadium (note: this site is also identified in the proposed Master Plan described in this EIR as an alternate location for this facility); and 3) development of campus residential units in the horticultural area near the southeastern corner of the campus. Similar to Alternatives A and B, most impacts, with the exception of visual, and perhaps noise, would be similar to those that would occur under the proposed Master Plan.

S-7.3 Additional Alternatives Developed for this EIR

a. Alternative Land Use Scenario

This alternative would eliminate or relocate those facilities proposed under the Master Plan that could result in unavoidable significant adverse impacts. Thus, this alternative would not include a new expanded equestrian center (i.e., Equestrian Education Center). Only minor improvements to the existing equestrian facilities that are currently proposed would be implemented. The Child Development Center would be located on the site of the existing Agricultural Science Building or would remain in its current location at the northwestern corner of Winnetka Avenue and Victory Boulevard. The new Technology Center would be constructed in an alternate location on the site of the existing Campus Center and the existing Business Office/Student Store would be repaired, renovated, and reused rather than demolished as proposed under the Master Plan.

b. Alternative Enrollment Growth Scenario

Impacts due to implementation of the Master Plan would result from the construction and operation of new facilities in addition to projected increases in student enrollment and employment (e.g., more students and employees commuting to and from the College would result in increased traffic congestion). For the purposes of the analyses in this EIR, it was assumed that under the Master Plan, student enrollment would increase by an average of 4 percent per year starting in the 2003-2004 academic year, resulting in a total enrollment in the year 2010 of 23,252 students. However, given decreased state revenues and budget shortfalls due to the sliding economy, the per-student funding received by the state's community colleges

“is not keeping up or reflecting the system’s needs.”⁷ As a consequence, the state’s community colleges may not be able to accommodate enrollment growth previously anticipated. Accordingly, an alternative scenario has been defined for this EIR based on the assumption that enrollment would increase by an average annual rate of 3 percent per year, resulting in a total enrollment in 2010 of 21,522 students or approximately 93 percent of the enrollment of 23,252 students anticipated under the Master Plan. For this analysis, it is assumed that the improvements (i.e., new facilities, renovation projects, and public/private partnerships) proposed under the Master Plan would still occur under this alternative scenario. This alternative would result in slightly less impacts to transportation/traffic, air quality, public services, and public utilities than the proposed Master Plan. Other impacts would be similar to those that could occur under the Master Plan.

S-8 AREAS OF CONTROVERSY

Because of the long history of Pierce College as an agricultural educational institution, development of open space/agricultural land for new buildings and structures is considered to be controversial. Although some of the land that would be developed is not currently used to grow crops, some members of the community have expressed a desire to preserve undeveloped open space exclusively for the growing of agricultural crops, both now and in the future.

Public/private partnership projects are also considered to be controversial because they would introduce new uses, such as office/research facilities and an adult Life-Long Learning Residences Community, onto public property that was previously used only for public educational uses.

S-9 ISSUES TO BE RESOLVED

The location and design of the Water Reclamation Facility is an issue that needs to be resolved. The College is also considering, as an alternative to an onsite treatment facility, providing Proposition A funds towards the construction of an underground pipeline from the Donald C. Tillman Water Reclamation Plant to the campus. The pipeline, which would be located in the right-of-way for the new busway planned by the Los Angeles County Metropolitan Transportation Authority, would transport reclaimed water to the campus where a small pumping station would be constructed to deliver water to the agricultural fields.

Individual architects that will be responsible for designing proposed buildings have not yet been selected by the College. Consequently, design details for new buildings and facilities also remain to be resolved.

In addition, several projects, including the campus police station and improvements to physical education facilities, are on hold until funding becomes available.

⁷ www.cccco.edu/events/ccc_day/ccc_day_message.htm, June, 2002.

S-10 SUMMARY OF ENVIRONMENTAL EFFECTS AND MITIGATION MEASURES

Table S-2 provides a summary of the environmental effects that would result from implementation of the proposed Master Plan, potential mitigation measures, and the level of significance of the environmental impacts after implementation of the proposed mitigation.

In addition to the project impacts identified in Table S-2, the proposed Master Plan in combination with related projects and other development in the area could result in significant cumulative impacts in the following areas: Visual Resources, Agricultural Resources, Air Quality, Noise, Public Services, Transportation/Traffic, and Public Utilities. For a detailed discussion of cumulative impacts, see Chapter 5 of this EIR.

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
DEIR Section 3-2 – Visual Resources			
Visual Quality, Character, & Resources: It is anticipated that new buildings would be designed to be consistent with existing buildings on the campus (the Spanish Colonial/Mission Revival architectural theme). However, the new structures have not yet been designed and may be visually incompatible or inconsistent with the design, massing, or scale of adjacent structures.	Potentially Significant	V-1 The Master Architect selected by the College shall develop design guidelines to ensure that new buildings are compatible with adjacent structures and maintain the Spanish architectural theme of the campus.	Not significant
Visual Quality, Character, & Resources: Demolition of the Business Office/Student Bookstore, which is one of the oldest buildings on campus, would be considered a significant adverse visual impact. The building retains its integrity of location and is largely intact architecturally; however, it did experience substantial structural damage as a result of the 1994 Northridge earthquake (see Section 3-6, Historic Resources).	Potentially Significant	V-2 A study shall be conducted by a qualified structural/seismic engineer and preservation architect to determine the cost and feasibility of repairing and rehabilitating the Business Office/Student Store Building. The Business Office/Student Store Building shall be rehabilitated and adaptively reused, if feasible. If rehabilitation of the Business Office/Student Store building is determined to be feasible, the plans for the adaptive reuse of the building shall meet the Secretary of the Interior's Standards for Rehabilitation.	Significant if Business Office/Student Store Building is demolished.
Visual Quality, Character, & Resources: During construction, in order to accommodate parking needs, temporary gravel parking lots would be established that would detract from the visual setting. However, because the gravel parking lots and other construction staging areas on the campus would be temporary, no significant visual impacts are anticipated.	Not significant	No mitigation required	Not significant
Visual Quality, Character, & Resources: The approximately 10 acres of open space agricultural land north and west of the existing equestrian area, which are considered an important visual resource to the community, would be developed to accommodate the proposed new Equestrian Education Center. Although the new facility would include a large number of trees and additional landscaping as well as other aesthetic improvements, development of the open space would be a significant visual impact.	Potentially Significant	No feasible mitigation measures	Significant

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<p>Visual Quality, Character, & Resources: The proposed Child Development Center (CDC) would be built on approximately 2 to 3 acres of open space agricultural land west of Mason Street and South of Victory Boulevard, which is an important visual resource.</p>	Potentially Significant	No feasible mitigation measures	Significant
<p>Visual Quality, Character, & Resources: The ridge of one of the Chalk Hills (directly south of Parking Lot 6) is an alternate location for the Life-Long Learning Residences Complex. This open space area of the campus is an important visual resource and construction of the residential complex on this site would result in a significant adverse visual impact.</p>	Potentially Significant	No feasible mitigation measures	Significant
<p>Scenic Vistas & Views: Approximately 10 acres of open space that currently exists north and west of the existing equestrian center would be developed to accommodate various buildings, two large parking lots, grounds improvements, and trees proposed as part of the new Equestrian Education Center and approximately 2 to 3 acres of open space would be developed for the new Child Development Center. These improvements would alter the views of the large open agricultural fields and rolling hills to the south.</p>	Potentially Significant	No feasible mitigation measures	Significant
<p>Scenic Vistas & Views: The ridge of one of the Chalk Hills (directly south of Parking Lot 6) is an alternate location for the Life-Long Learning Residences Community (LLRC). Construction of the residential complex along the ridge of the Chalk Hills could obstruct views of the San Fernando Valley from residential properties to the south of the campus.</p>	Potentially Significant	<p>V-3 In the event that the alternate location for the Life-Long Learning Residences Community (on the ridge of one of the Chalk Hills directly south of Parking Lot 6) is selected, proposed structures shall be designed and sited to ensure that important views from residential properties to the south would not be obstructed and as much open space as possible would be preserved.</p>	Not Significant
<p>Shading/Glare: New buildings may produce some additional shadow patterns that do not currently exist.</p>	Not significant	No mitigation required	Not Significant

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<p>Shading/Glare: New buildings and the renovation projects would not create substantial sources of new glare. The construction of new buildings and the renovation of existing buildings would include building materials that are generally non-reflective, such as wood, stucco, or painted steel.</p> <p>Artificial Light: New security lighting would be installed in all parking lots, along roadways, and adjacent to new buildings and walkways. New lighting would also be installed in the playing fields on the north side of campus. The new lighting would generally be located within vacant areas of the campus or far from sensitive residential uses that border the campus. Significant spillover onto sensitive residential or adjacent properties is not anticipated.</p>	<p>Not significant</p> <p>Not significant</p>	<p>No mitigation required</p> <p>No mitigation required</p>	<p>Not Significant</p> <p>Not Significant</p>
DEIR Section 3-3 – Agricultural Resources			
<p>Construction of new Master Plan facilities including the new Equestrian Education Center would result in the development of 12 to 13 acres (20 to 25 acres if the LLRC is developed in the alternate location) of land designated as Prime and Unique Farmland. This amount represents less than 5 percent (12 percent with the LLRC) of the total designated Prime and Unique Farmland acreage on the campus. Given the relatively small amount of farmland that would be developed and the fact that the proposed facilities would fulfill the Master Plan goal of enhancing land resources and be consistent with the College’s agricultural educational mission, the overall impact would not be significant. Moreover, since most of the farmland on campus has been underutilized for agricultural educational purposes, other proposed Master Plan improvements that would return portions of the farmland on the campus to active and productive agricultural use, such as the Pizza Farm and Agricultural Fields partnerships, would have a beneficial effect.</p>	<p>Not Significant</p>	<p>No mitigation required</p>	<p>Not Significant</p>

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<p>DEIR Section 3-4 – Air Quality</p> <p>Airborne dust emitted during construction and demolition activities would affect regional pollutants such as ozone, carbon monoxide or particulate matter (fugitive dust). Based on the preliminary schedule developed by the contractor, the 1st quarter of 2004 would have the most fugitive dust emissions as well as the most gaseous emissions. Volatile organic compound (VOC), nitrogen oxide (NO_x) and particulate matter (PM₁₀) emissions would be significant on the peak day and in the peak quarter. The proposed project could have a significant adverse impact on small children who attend the Child Development Center.</p>	<p>Potentially Significant</p>	<p>The following measures shall be implemented to control fugitive dust. These measures would reduce PM₁₀ emissions by 60 percent.</p> <p>AQ-1 Moisten soil not more than 15 minutes prior to moving soil and three times a day or four times a day under windy conditions in order to maintain soil moisture of 12 percent.</p> <p>AQ-2 On the last day of active operations prior to a weekend or holiday, apply water or a chemical stabilizer to maintain a stabilized surface.</p> <p>AQ-3 Water excavated soil piles hourly or cover piles with temporary coverings.</p> <p>AQ-4 Cease grading during periods when winds exceed 25 miles per hour.</p> <p>AQ-5 Moisten excavated soil prior to loading on trucks.</p> <p>AQ-6 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.</p> <p>AQ-7 Sweep streets to remove dirt carried out by truck wheels.</p> <p>AQ-8 Schedule grading and excavation activities in the vicinity of the Child Development Center during periods when children are not in attendance.</p> <p>The following measure shall be implemented to reduce emissions from equipment. This measure would reduce emissions by approximately 10 percent.</p> <p>AQ-9 Turn off equipment when not in use for longer than 5 minutes.</p>	<p>Significant</p>

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<p>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.</p>	Potentially Significant	<p>The following measures shall be employed wherever feasible to reduce gaseous emissions from equipment. They would also reduce toxic emissions from diesel equipment.</p> <p>AQ-10 Use biodiesel fuel in all onsite diesel-powered equipment, if available.</p> <p>AQ-11 Use alternatively fueled (compressed natural gas (CNG), liquefied natural gas (LNG), dual fuel or electric construction equipment, if available.</p>	Not Significant
<p>Implementation of the Master Plan would result in increases in employment and student enrollment at the College. Based on the Traffic Report, the completed project at build out would result in an increase of 7,570 daily trips. Emissions of carbon monoxide (CO), VOC, and NO_x would exceed SCAQMD significance thresholds.</p> <p>DEIR Section 3-5 – Biological Resources</p>	Significant	<p>See Transportation Demand Management Measures in Transportation section below.</p>	Significant
<p>Proposed development on existing agricultural land would remove roosting (resting) and foraging habitat for Canada geese, a locally sensitive species.</p>	Significant	<p>BR-1 In order to avoid significant impacts on the Canada goose, a locally sensitive species, Los Angeles Pierce College shall attempt to avoid construction activities in the agricultural portions of the campus during the winter months when geese are present. If construction activities in agricultural areas during winter cannot be avoided, then several months prior to the scheduled initiation of construction activities, Los Angeles Pierce College shall plant low-growing herbaceous crops (alfalfa, grains) or wild grass favored by Canada geese in portions of the agricultural fields that would not be affected by construction activities to provide alternative feeding habitat for the geese. Human disturbance in the enhanced area shall be prohibited until the geese migrate from the area or until construction activities in the agricultural fields are complete. In addition, because the project includes permanent removal of some</p>	Not Significant

Table S-2: Summary of Impacts and Mitigation Measures				
Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation	
<p><i>Biological Resources (continued)</i></p>		<p>feeding and roosting habitat for geese, a mitigation plan shall be developed to minimize permanent impacts on the campus Canada geese population. The plan shall be developed by campus biology instructors familiar with the areas used on campus by Canada geese, in conjunction with experts familiar with successful management of wintering geese populations at Sepulveda Basin, the Salton Sea, and/or Central Valley. The plan shall include the following measures:</p> <p>An evaluation of the extent of use by geese of agricultural areas to be removed from agricultural use as part of the Master Plan. The number of acres to be enhanced for geese shall be directly proportional on a 1:1 basis to the number of acres in the area to be removed from agricultural production that have been used by geese during one or more of the past 5 years.</p> <p>An evaluation of the remaining agricultural areas on campus that would be appropriate to enhance for geese roosting and foraging. The enhancement areas shall be appropriate for maintaining limited human disturbance, for planting crops known to be used in other areas of California for geese foraging (rye grass, low-growing herbaceous crops, and wild grass), and for providing sufficient take-off area for geese so they don't feel boxed in.</p> <p>A planting plan that specifies the timing of planting, pre-planting, and post-planting methods (e.g., harvesting crops to prepare them for geese forage) to maximize use by geese; methods for limiting human disturbance; and methods for limiting encroachment by geese into areas</p>		

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<i>Biological Resources (continued)</i>		<p>outside the enhancement site where they may suffer mortality due to campus traffic or other campus uses.</p> <p>Monitoring and reporting methods so that the success of the enhancement can be measured for a minimum of 5 years following the first planting. Monitoring shall be conducted a minimum of once monthly during each winter, and a monitoring report shall be prepared once annually. Population monitoring shall take into account the wide fluctuation in the geese population on campus over the last several decades.</p>	
Construction activities, such as tree removal, could accidentally remove or destroy one or more active nests of birds listed by the Migratory Bird Treaty Act.	Potentially Significant	BR-2 In order to avoid violations of the MBTA or Fish and Game Code 3503, Los Angeles Pierce College shall attempt to limit grubbing and removal of trees and buildings during the bird breeding season (approximately March 1 to September 1, and as early as February 1 for raptors). If the bird breeding season cannot be avoided, Los Angeles Pierce College shall retain a qualified ornithologist to initiate surveys of the construction zone.	Not Significant
Construction activities may remove large trees in the vicinity of the Arboretum that provide important habitat for resident and migratory birds.	Potentially Significant	BR-3 In order to minimize impacts on resident and migratory birds, removal of large trees or trees in Canyon de Lana or the Arboretum shall be avoided. Horticultural trees in other portions of the campus that are removed as part of project construction shall be replaced at a minimum ratio of 1:1, and replacement trees shall possess a canopy upon planting and be a minimum size of 5 gallons.	Not Significant
Activities associated with the restoration of Canyon de Lana may discharge fill material into the streambed and may affect wetlands.	Potentially Significant	BR-4 In order to avoid violations of wetland laws, if any project construction or operation activities in Canyon de Lana or other drainages on campus would result in even minor alterations of drainages, ponds or streambeds, Los Angeles	Not Significant

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<i>Biological Resources (continued)</i>			
Native trees and other vegetation in Canyon de Lana and the Arboretum, and horticultural trees and other horticultural vegetation in the vicinity of construction activity, may experience temporary indirect impacts due to dust generated from the construction area.	Not Significant	Pierce College shall retain the services of a qualified wetland specialist to conduct wetland delineations as necessary; to contact appropriate resources agencies (U.S. Army Corps of Engineers and California Department of Fish and Game) regarding permits and agreements that would be required prior to initiation of activities in drainages, ponds, or streambeds; and to prepare documentation as appropriate so that permits and agreements pursuant to Section 404 of the U.S. Clean Water Act and Section 1600 of the California Fish and Game Code can be obtained.	Not Significant
Construction dust, noise, vibration, and increase human presence may temporarily disturb wildlife and wildlife dispersion corridors.	Not Significant	No mitigation required	Not Significant
DEIR Section 3-6 – Historical Resources			
The potential demolition of two buildings that are inextricably associated with the early history of Pierce College, the Business Office/Student Store Building and the quonset hut that served as Exposition Hall, would result in a substantial adverse effect.	Potentially Significant	<p>HR-1 Additional research shall be conducted to identify the quonset hut that served as Exposition Hall. If it is determined that this quonset hut retains sufficient integrity to qualify as a historic resource, it shall be retained onsite or relocated from the proposed new Sciences Partnership Building site to another appropriate site on the campus; if feasible, and the building's role in the early history of Pierce College shall be interpreted through the use of historic photographs, artifacts, audio-visual, and other types of displays to make the history of the College and its campus understandable to the general public.</p> <p>HR-2 A study shall be conducted by a qualified structural/seismic engineer to determine the cost and feasibility of repairing and rehabilitating the</p>	Significant and unmitigable if retention of the business Office/Student Store and quonset hut buildings are not feasible and those buildings are demolished.

Table S-2: Summary of Impacts and Mitigation Measures				
Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation	
<p><i>Historical Resources (continued)</i></p>		<p>Business Office/Student Store Building. The Business Office/Student Store shall be rehabilitated and adaptively reused, if feasible. If rehabilitation of the Business Office/Student Store is determined to be feasible, the plans for the adaptive reuse of the building shall meet the Secretary of the Interior's Standards for Rehabilitation.</p>		
		<p>HR-3 If demolition of the Business Office/Student Store and quonset hut that served as Exposition Hall is proposed because retention of the buildings is determined to be infeasible, Historic American Building Survey (HABS) or equivalent documentation of the building shall be undertaken, and this documentation deposited with the Pierce College library as well as made available to local museums.</p>		
		<p>HR-4 For both historic preservation reasons and to achieve greater aesthetic coherence, the Master Plan shall seek creative ways through architectural design, graphics, and landscape design to weave together older development and historic resources with new future development. The Master Plan shall identify opportunities for adaptive reuse of the historic buildings and address long-term historic resource conservation and interpretive issues.</p>		
DEIR Section 3-7 – Archaeological Resources				
<p>Construction excavations have the potential to disturb, alter, or destroy archaeological resources (including Native American cultural resources) that may be present in some campus locations.</p>	Potentially Significant	<p>AR-1 If buried cultural resources are uncovered during construction, all work must 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. In areas of archaeological sensitivity, such as in the vicinity</p>	Not Significant	<p>Significant if Native American remains are encountered.</p>

Table S-2: Summary of Impacts and Mitigation Measures				
Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation	
<p><i>Archaeological Resources (continued)</i></p>		<p>of the water sources described above and the Chalk Hills, a certified archaeologist and a culturally affiliated Native American with knowledge in cultural resources shall monitor project-related ground disturbing activities.</p> <p>AR-2 Provisions for the disposition of recovered prehistoric artifacts shall be made in consultation with culturally affiliated Native Americans.</p> <p>AR-3 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, CEQA 15064.5(e), and Public Resources Code 5097.98 shall be implemented.</p>		
<p>DEIR Section 3-8 – Paleontological Resources</p>				
<p>Excavation into Late Pleistocene alluvium or Modelo Formation marine shales in the hilly portions of the campus could result in the destruction of unique fossil resources—a potentially significant impact.</p>		<p>The following measures shall be implemented to ensure that potential impacts to any unique paleontologic resources that may be present would be reduced to a level of insignificance.</p> <p>PR-1 Monitoring of excavation in areas identified as likely to contain paleontologic resources shall be conducted by a qualified paleontologic monitor. The monitor shall be equipped to salvage fossils and samples of sediments as they are unearthed to avoid construction delays. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may 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.</p>	Not Significant	

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<i>Paleontological Resources (continued)</i>		<p>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.</p> <p>PR-3 Specimens shall be curated into a professional, accredited museum repository with permanent retrievable storage.</p> <p>PR-4 A report of findings, with an appended itemized inventory of specimens, shall be prepared. The report and inventory, when submitted to Pierce College, would signify completion of the program to mitigate impacts to paleontologic resources.</p>	
DEIR Section 3-9 – Geology/Soils/Seismicity			
As a result of grading and excavation activities during construction periods, soils on the project site would be exposed to wind and water erosion. Implementation of industry standard storm water pollution control Best Management Practices would reduce soil erosion impacts to a less than significant level.	Not Significant	No mitigation required.	Not Significant
New slopes created by construction activities may be unstable.	Potentially Significant	<p>GE-1 All earthwork and grading shall meet the requirements of State of California codes and shall be performed in accordance with the recommendations in the Geotechnical Investigation conducted for the each proposed project at the Pierce College campus.</p> <p>GE-2 All excavation and shoring systems shall meet the minimum requirements of the Occupational Safety and Health Administration (OSHA) standards.</p>	Not Significant
Seismic shaking intensity of IX to VIII could cause significant damage to all aboveground structures and moderate damage to pavement, roads, and underground utilities.	Potentially Significant	<p>GS-1 Geotechnical investigations shall be performed by qualified licensed professionals before final design of any structures and recommendations provided in these reports should be implemented, as appropriate.</p>	Not Significant

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
Geology/Soils/Seismicity (continued)		GS-2 Design and construction of structures for the proposed project shall conform to all applicable provisions of the California State Architect, which follows guidelines set forth in the 1998 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. In addition, design and construction shall conform to the 1997 UBC's earthquake design criteria for Seismic Zone 4.	
Although localized areas of shallow groundwater and unconsolidated sediments may exist within the project site, much of the campus is underlain by bedrock and the remainder of the campus appears to be underlain by fine-grained alluvial/colluvial material that would not be susceptible to liquefaction phenomena.	Not Significant	GS-3 If liquefiable soils are identified by geotechnical investigations for project structures, then mitigation should be implemented. Appropriate mitigation, which could include the use of piles, deep foundations, dynamic densification, ground improvement, grouting, or removal of suspect soils, is dependent on site-specific conditions, which should be identified by the geotechnical investigation.	Not Significant
Potential impacts from expansive soils could include unacceptable settlement or heave of structures, concrete slabs supported-on-grade, and pavements supported on these types of soil.	Potentially Significant	GS-4 The geotechnical investigation of proposed facilities should fully characterize the presence and extent of corrosive, expansive, or loose compactable soil. Based on the collected data, appropriate mitigation can be designed. Mitigation options could include: 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.	Not Significant

Table S-2: Summary of Impacts and Mitigation Measures			
Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<p>DEIR Section 3-10 – Hazardous Materials</p> <p>Potential health hazards to construction workers and the public would arise in the event that construction activities result in ground disturbance of a hazardous materials site on campus.</p>	<p>Significant</p>	<p>The following mitigation measures would provide an assessment of actual or potential site contamination, resulting in the development of appropriate safeguards and methods to reduce potential risk prior to construction. The mitigation measures outlined below must be accomplished prior to construction of each proposed project to allow development of appropriate worker protection and waste management plans that discuss proper handling, treatment, and storage of hazardous waste from the proposed projects (prior to construction).</p> <p>HM-1 Moderate Potential Sites. A thorough review of available environmental records, a thorough historical land use assessment, and a site-specific inspection shall be completed. Record review shall identify data confirming remediation of onsite and offsite contamination of former Leaking Underground Storage Tank (LUST) sites, or agency certified closure of the site. The status and/or number of tanks that are not reported shall undergo further record review to determine the status, condition, contents, and number of tanks. At sites with inactive or improperly abandoned USTs, the tanks may be old and in poor condition and, therefore, shall be thoroughly evaluated for condition and possible leaks. A detailed site inspection of hazardous material storage areas in or near proposed project areas shall be performed to determine if leaks or spills may have caused potential environmental contamination. Results of the record review or visual inspection that indicate contamination may be present in a proposed project area shall cause medium potential sites to be treated as high potential. Relocation of the Plant Facilities buildings and</p>	<p>Not Significant</p>

Table S-2: Summary of Impacts and Mitigation Measures			
Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<p><i>Hazardous Materials (continued)</i></p>		<p>apertunances will require removal and relocation of their two USTs. Removal of the active USTs in the Plant Facilities vehicle maintenance area shall be monitored by a qualified professional for evidence of leaks. If any evidence of leakage is noted a site assessment shall be performed and appropriate remediation completed.</p> <p>HM-2 High Potential Site. Current agency records of the "high" potential site (P.L. Porter Company at 6355 De Soto Ave.) shall be reviewed to assess and verify the extent of potential contamination of surface and underlying soil, and shallow groundwater. If the review indicates contamination may have spread to a proposed project area on campus, an investigation shall be designed and performed to verify the presence and extent of contamination at the site. A qualified and approved environmental consultant shall perform the review and investigation. Results shall be reviewed and approved by the Los Angeles County Fire Department, Health Hazardous Materials Division or Department of Toxic Substances Control prior to construction. The investigation shall include collecting samples for laboratory analysis and quantification of contaminant levels within the proposed excavation and surface disturbance areas. Subsurface investigation for high potential sites shall determine appropriate worker protection and hazardous material handling and disposal procedures appropriate for the subject site. Construction activities that require dewatering may require treatment of contaminated groundwater prior to discharge. Appropriate regulatory agencies, such as California EPA, the Regional Water Quality Control Board (RWQCB), and the Los Angeles County Fire Department,</p>	

Table S-2: Summary of Impacts and Mitigation Measures			
Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
Hazardous Materials (continued)		<p>Health Hazardous Materials Division shall be notified in advance of construction and discharge permits identifying discharge points, quantities, and groundwater treatment (if necessary) shall be identified and obtained.</p> <p>Areas with contaminated soil determined to be hazardous waste shall be excavated by personnel who have been trained through the OSHA-recommended 40-hour safety program (29CFR1910.120) with an approved plan for excavation, control of contaminant releases to the air, and offsite transport or onsite treatment. Health and safety plans prepared by a qualified and approved industrial hygienist shall be developed to protect the public and all workers in the construction area. Health and safety plans shall be reviewed and approved by the appropriate agencies, such as the Los Angeles County Fire Department, Health Hazardous Materials Division or California Department of Toxic Substances Control.</p> <p>HM-3 Residual Pesticides/Herbicides. Soil samples shall be collected in construction areas where the land has historically or is currently being farmed to verify and delineate the possibility of and extent of pesticide and/or herbicide contamination. Excavated materials containing elevated levels of pesticide or herbicide require and shall undergo special handling and disposal procedures. Standard dust suppression procedures shall be used in construction areas to reduce airborne emissions of these contaminants and reduce the risk of exposure to workers and the public. Regulatory agencies for the State of California and County of Los Angeles shall be contacted to plan handling, treatment, and/or disposal options.</p>	

Table S-2: Summary of Impacts and Mitigation Measures			
Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<p><i>Hazardous Materials (continued)</i></p> <p>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.</p>	Potentially Significant	<p>HM-4 Asbestos-Containing Material and Lead-Based Paint. Records of previously completed asbestos-containing material and lead-based paint remediation at the College shall be reviewed. A survey of buildings, structures, and pavement areas to be removed or demolished to assess the presence and extent of asbestos-containing materials and lead-based paint shall be conducted. A qualified and approved environmental specialist shall conduct this study prior to final project design. The investigation shall include collecting samples for laboratory analysis and quantification of contaminant levels within the buildings and structures proposed for demolition, and in pavement disturbance areas. Based on these findings appropriate measures for handling, removal, and disposal of these materials can be developed. Regulatory agencies for the State of California and Los Angeles County shall be contacted to plan handling, treatment, and/or disposal options. No mitigation required.</p>	Not Significant
<p>Routine use of pesticides and/or herbicides in proposed landscape areas adjacent to structures and at the Horticultural Department facilities should not pose a significant hazard to workers or the public. Hazardous materials are and will be stored in designated storage areas in compliance with local, state, and federal safety regulations.</p>	Not Significant		Not Significant

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
DEIR Section 3-11 – Hydrology and Water Quality			
Surface Water Resources: New facilities and renovations proposed by the Master Plan would increase the amount of impervious surfaces on the College campus. Construction of new parking lots and the new AEEP fields could contribute polluted runoff to local surface water and have a significant impact on water quality.	Potentially Significant	SW-1 A Standard Urban Stormwater Mitigation Plan (SUSMP) shall be developed in accordance with Los Angeles County Stormwater permit requirements. SW-2 Water quality ponds shall be implemented, where feasible, as a Best Management Practice (BMP) to capture and treat polluted runoff from parking lots.	Not Significant
Floodplains and Drainage: Topography, soil type, and inadequate storm drain infrastructure on the western portion of campus leads to localized flooding during wet season storm events. New development to be located on this portion of the campus would add runoff to the inadequate drain system and increase flooding risk.	Potentially Significant	FD-1 Detention basins or other appropriate drainage facilities shall be installed and the storm drain system shall be improved to (a) meet anticipated increases in runoff from new facilities and impervious surfaces and (b) bring the western portion of campus up to an adequate level of service and reduce flooding. FD-2 Earth berms, channels, or vegetated swales shall be provided to capture runoff from agricultural fields to reduce topsoil runoff.	Not Significant
DEIR Section 3-12 – Land Use and Planning			
Construction-related traffic changes from trucks and equipment in the area, possible partial and/or complete street and lane closures, access disruptions to facilities and parking, increased noise and vibration, and changes in air emissions could result in temporary, localized, site-specific disruptions to land uses in the area.	Not Significant	No mitigation required	Not Significant
Proposed development in the public facilities zone includes residential buildings. Since these residences are part of the academic nature and mission of the College they remain consistent with land use and zoning policies	Not Significant	No mitigation required	Not Significant
Proposed development in the open space zone of the campus would involve construction on the open fields. These new facilities would be educational in nature and support the academic mission of the College.	Not Significant	No mitigation required	Not Significant
New buildings could exceed the 30-foot and two-story height limit specified in the City's zoning code.	Not Significant	No mitigation required	Not Significant

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
DEIR Section 3-13 – Noise			
Demolition and construction activities would result in increases in ambient noise levels in the vicinity of the construction site. Noise-sensitive uses that are located within several hundred feet of a construction site could be adversely affected by construction noise. However, because most construction would take place within the interior of campus and since noise level increases would be limited to daytime hours and would be temporary and intermittent, significant construction noise impacts on off-campus noise-sensitive uses would not occur.	Not Significant	No mitigation required	Not Significant
On-campus academic facilities, i.e., classrooms, in the immediate vicinity of construction sites could experience significant short-term increases in noise levels due to construction activities.	Potentially Significant	<p>N-1 Noise control devices, such as equipment mufflers, enclosures, and barriers shall be used where feasible.</p> <p>N-2 All sound-reducing devices and restrictions shall be maintained throughout the construction period.</p> <p>N-3 Construction schedules shall be coordinated with Academic Affairs to minimize noise impacts on students and faculty.</p>	Not Significant
Implementation of the Master Plan and anticipated increases in student enrollment and employment would result in increased traffic on local streets, increasing community noise levels in the vicinity. The resulting noise level increases would not be substantial and would not exceed the 3-dBA significance criterion.	Not Significant	No mitigation required	Not Significant
Noise would also be generated by onsite campus activities. However, the noise increases would be intermittent, limited to daytime hours, and consequently would not significantly affect off-campus noise-sensitive uses.	Not Significant	No mitigation required	Not Significant

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
DEIR Section 3-14 – Population and Housing			
Construction and operation of the proposed project would not substantially increase population or employment so as to require new infrastructure and/or housing, the construction of which could cause significant environmental impacts.	Not Significant	No mitigation required	Not Significant
Construction and operation of the proposed project would not induce growth that exceeds levels anticipated under local land use plans and results in a substantial adverse physical change to the environment.	Not Significant	No mitigation required	Not Significant
DEIR Section 3-15 – Public Services			
Police Protection: During construction, renovation, or demolition, police protection services could be adversely affected due to diminished access as a result of possible street closures or restriction of pedestrian access to those areas of the campus under construction.	Not Significant	No mitigation required	Not Significant
Police Protection: Implementation of the Master Plan would increase the number of study intersections that would operate at LOS E or F. As such this would decrease the level of police protection services and response times.	Potentially Significant	PPS-1 Pierce College shall implement security features (i.e. improved lighting, improved landscaping, and additional security phones) as part of the proposed projects described in the Master Plan. PPS-2 Pierce College shall design and implement a Special Event Security Plan, in coordination with the L.A County Sheriff's Department and the LAPD for the new Events Center. Issues addressed may include, but not be limited to: security needs, emergency evacuation procedures, and money handling issues.	Not Significant
Fire Protection: During construction fire protection services could be adversely affected if emergency vehicle access is impeded due to street or lane closures within the campus boundaries. Temporary disruption of water service during construction activities could also occur.	Not Significant	Also see proposed traffic mitigation measures below. No mitigation required	Not Significant

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<p>Fire Protection: Implementation of the Master Plan would increase the number of study intersections that would operate at LOS E or F. As such this would decrease the level of fire protection services and response times.</p>	Potentially Significant	<p>FPS-1 The College shall consult with the City Engineer and the Fire Department regarding appropriate standards (e.g., lane widths, grades, cut corners, etc.) for private streets and entry gates to ensure adequate access for Fire Department vehicles and equipment.</p> <p>FPS-2 All landscaping shall use fire-resistant plants and materials.</p> <p>FPS-3 Sprinkler systems shall be required throughout any structure to be built, in accordance with state codes and standards established by the State Architect and State Fire Marshall.</p> <p>FPS-4 The proposed project shall comply with all applicable codes and regulations administered by the State Architect and State Fire Marshall.</p>	Not Significant
<p>Schools: Full buildout of the Master Plan through 2010 would increase employment at Pierce College. As such implementation of the Master Plan could indirectly generate additional students in the LAUSD.</p>	Not Significant	<p>Also see proposed traffic mitigation measures below. No mitigation required</p>	Not Significant
DEIR Section 3-16 – Transportation/Traffic & Parking			
<p>Due to increases in enrollment and employment anticipated under the Master Plan and the resulting increases in traffic, significant impacts would occur at 19 of the 30 study intersections in the year 2010.</p>	Potentially Significant	<p>Transportation Demand Management Measures: The College shall develop and implement additional measures to further encourage alternative modes and reduce both tripmaking and parking demands. Examples of such measures could include: enhanced trip reduction program marketing, recruitment, and incentives; provision of preferential parking spaces and rideshare matching services for students; providing transit passes at discounted rates; and/or modifying parking rates (e.g., reducing parking fees for carpool drivers, raising parking fees for solo drivers, selling permits allowing parking for a reduced number of days in a month for persons using alternative modes but needing the flexibility to drive to</p>	Not Significant Significant if responsible agencies, with jurisdiction over affected intersections determine based on further review that mitigation measures at a particular

Table S-2: Summary of Impacts and Mitigation Measures				
Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation	
<i>Transportation/Traffic & Parking (continued)</i>		<p>the campus on certain days). The College should also require that private developers with whom it partners for development of proposed public/private partnership projects develop and implement trip reduction programs for employees at the public/private partnerships.</p> <p>Intersection Improvements: Mitigation measures may consist of physical and/or operational improvements or fair share contributions towards implementation of the City of Los Angeles Automated Traffic Surveillance and Control (ATSAC) system and Adaptive Traffic Control System (ATCS) at affected intersections, where feasible. Physical improvements could include restriping and/or widening affected intersections, where feasible, to provide additional turn and/or through lanes (see Section 3-16 of this EIR for a detailed description of proposed mitigation measures at each intersection).</p> <p>No mitigation required.</p>	<p>intersection are infeasible.</p>	
<p>Future growth on the campus would increase the demand for parking. Currently, there are 4,119 parking spaces on the campus. With proposed Master Plan improvements, there would be 4,707 parking spaces on the campus, which would be sufficient to meet the weekday daytime demand of 4,668 spaces and the weekday evening demand of 4,075 spaces.</p> <p>Project-generated traffic would have a significant impact in the year 2010 at one of two Congestion Management Plan (CMP) intersections: Winnetka Ave. & Victory Blvd. The impact at the Topanga Canyon Blvd. and Victory Blvd. CMP intersection would be less than significant.</p>	Not Significant	See mitigation measures above.	Not Significant	
DEIR Section 3-17 – Public Utilities				
<p>Water Supply: Implementation of the Master Plan would increase the total water flow demand on campus to an extent that the existing distribution lines would be inadequate to handle the demand. New water pipelines would need to be installed to meet future demand.</p>	Potentially Significant	<p>WS-1 A 12-inch pipeline shall be installed from the main campus along El Rancho Drive to a new 8-inch service line off of De Soto Avenue; or</p> <p>An 8-inch service line shall be installed at Victory Boulevard along the east edge of Lot #7, a 12-inch main line shall be installed along the east</p>	Not Significant	

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<i>Public Utilities (continued)</i>		edge of Lot #7, and either a new 10-inch service line off of De Soto Avenue or a new main line along El Rancho Drive from the main campus shall be installed to provide adequate fire service to the proposed Equestrian Education Center.	
		WS-2 Three new 12-inch distribution lines shall be installed to convey fire flows to the vicinity of the proposed new facilities while providing tie points to the existing distribution piping.	
Proposed new uses would increase the demand for water.	Not Significant	WS-3 Drip irrigation methods shall be used to water proposed cropland where feasible.	Not Significant
		WS-4 Crops shall be planted that require low amounts of water for growth.	
Wastewater: Existing velocity flows in the sewer pipes are below criteria. Increased wastewater flows would decrease velocity flows even further.	Not Significant	WW-1 Existing campus sewer lines shall be flushed on a regular basis to mitigate negative effects of below criteria velocity flows.	Not Significant
		WW-2 All new construction and renovation shall include water conservation measures, such as low flush toilets.	
Solid Waste: The additional solid waste contribution of the proposed facilities (estimated to be an average increase per year of approximately 18,723 pounds) would be negligible and area landfills are expected to have adequate capacity to meet this demand.	Not Significant	No mitigation required	Not Significant
Energy: The anticipated annual average increase in energy consumption resulting from operation of the proposed project represents about 0.033 percent of the amount that is consumed annually in the LADWP service area, and as such existing infrastructure should be adequate to meet the demands of the new facilities.	Not Significant	No mitigation required	Not Significant

Table S-2: Summary of Impacts and Mitigation Measures

Potential Environmental Impacts	Significance Determination	Mitigation Measures	Level of Significance after Mitigation
<p>Storm Drains: Development of the Master Plan would create additional impervious surfaces on the campus in areas where overland flows and runoff are an existing problem.</p>	Potentially Significant	<p>SD-1 The area west of Mason Street and south of Victory shall be upgraded during development of the specific projects in that area (as was done with Parking Lot #7) to develop a system that can adequately handle the existing and future runoff. Proposed enhancements may include those identified in the Preliminary Utility Evaluation report.</p>	Not Significant

Source: Myra L. Frank & Associates, Inc.; 2002