

Volume 3

Response to Public Comments

July 2013

State Clearinghouse Number 2003061012

*2012 Facilities Master Plan
El Camino College*

*Draft Subsequent EIR to
Final Program EIR (SCH 2003061012)*

Response to Public Comments

Final Subsequent EIR

*EL CAMINO COMMUNITY COLLEGE DISTRICT
Facilities Planning and Services
16007 Crenshaw Boulevard
Torrance, California 90506*

*SID LINDMARK, AICP
Planning . Environmental . Policy
July 2013*

FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

*2012 FACILITIES MASTER PLAN
EL CAMINO COLLEGE*

Final Subsequent EIR to Final Program EIR (SCH 2003061012)

RESPONSE TO PUBLIC COMMENTS

SCH 2003061012

Prepared for:

EL CAMINO COLLEGE
Facilities Planning and Services
16007 Crenshaw Boulevard
Torrance, California 90506

Contact Person: Tom Brown, Director
(310) 660-3177, Extension 6172
tbrown@el camino.edu

Prepared by:

SID LINDMARK, AICP
Planning . Environmental . Policy
10 Aspen Creek Lane
Laguna Hills, California 92653-7401

Contact Person: Sid Lindmark, AICP
(949) 855-0416

July 2013

2012 Facilities Master Plan El Camino College
SCH No. 2003061012

RESPONSE TO PUBLIC COMMENTS
July 20, 2013

Section 1: Public Notices

The 2012 Facilities Master Plan El Camino College Draft Subsequent *Environmental Impact Report* was circulated locally for public review for forty-five days from May 16, 2013 to June 30, 2013. The *Notice of Completion and Availability of an Environmental Impact Report (NOA)* was filed with the County of Los Angeles Registrar/Recorder/Clerk on April 24, 2013.

The NOA was also filed with the State Clearinghouse (SCH). The SCH review period was from April 26 to June 10, 2013. The Governor's Office of Planning and Research correspondence of June 11, 2013 indicates the District has complied with all State Clearinghouse CEQA review requirements. A list of state agencies receiving the DEIR is provided herein. No state agencies provided comments on the Draft EIR.

Copies of the NOA was also forwarded to the cities of Gardena, Hawthorne, Lawndale, and Torrance, SCAQMD, County of Los Angeles Fire, Parks and Recreation and Public Works/Flood Maintenance Division, and to other local concerned agencies. Copies were also sent to the Kathy Geissert Library (Torrance) and to the El Camino Learning Resource Center. The *NOA and Notice of Public Hearing* was also published in the Daily Breeze on July 17, 2013.

The custodian of the documents and other materials that constitute the record of proceedings for the Final EIR is Tom Brown, Director of Facilities Planning and Services, 3400 West Manhattan Beach Boulevard, Torrance, California 90506. The Final EIR consists of three documents, the Draft EIR (Volume 1), Appendices (Volume 2) and the Response to Public Comments.

Section 2: Public Comments on the Draft MND and Responses by the Lead Agency

Comments on the Draft MND received from state and local agencies are listed below. The correspondence is numbered (e.g. 1, 2, etc.) and public comments are indexed (e.g. 1-1, 1-2 etc.). The El Camino Community College District's responses to comments on environmental issues identified in the public comments are included below. The original correspondence is included in Appendix A, Notices in Appendix B and the revised Mitigation Monitoring Program in Appendix C. Other Correspondence is included in Appendix D.

1. City of Lawndale (June 24, 2013)

Kunzman Associates provided direct responses to the City of Lawndale comments in correspondence dated July 9, 2013. The comments are indicated below and the original correspondence is included in Appendix D.

- 1-1 *“On page 5, Off-Site Mitigation Measures, item 2 indicates Caltrans ‘shall implement the lane improvements at the I-405 Freeway S/B ramps/Redondo Beach intersection.’ Table 12 on page 65 shows the improvement to be conversion of the E/B right turn to a through/right shared lane. The E/B lane is achieved by a left turn at this intersection and a through lane is not possible due to restricted access onto Osage Avenue. Please double check the location and source of improvement information.”*

The recommended improvement is for an eastbound right turn lane, which is the right turn lane on the west leg of the intersection at I-405 Freeway S/B ramps/Redondo Beach Boulevard. It will not interfere with the restricted access onto Osage Avenue. It is a feasible mitigation due to the width of the lane and with partial restriction of parking along the south side of the west leg.

- 1-2 *“On page 5, Off-Site Mitigation Measures, item 2 indicates County of LA and City of Lawndale ‘shall implement the lane improvements at the Prairie Avenue/Redondo Beach intersection.’ Table 12 on page 65 shows the improvement to be conversion of the E/B right turn to a through/right shared lane. The right turn pocket is in the City of Torrance and the City of Lawndale has no jurisdiction over the lane. Please double check the location and source of improvement information.”*

The traffic study (Appendix B) will be revised in the sections cited to include City of Torrance instead of City of Lawndale for the lane improvement at the Prairie Avenue/Redondo Beach Boulevard intersection.

- 1-3 *“Please state the assumption (source of information) to translate student population increase to number of vehicles generated, which is the basis of the traffic study?”*

The Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012 states:

“Acreage, floor space, staff and parking accommodations varied widely with the populations served and the social and economic characteristics of area; thus, the number of students may be a more reliable independent variable on which to establish trip generation rates.”

The college was in full session during the analysis and traffic survey. Therefore, the projected increase of student population was applied to the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012 rates for a community college land use for the traffic study.

- 1-4 *“What are the actual AM and evening peak hours used in the study? There is no reference to specific hours of day.”*

There are two peak hours in a weekday. The morning peak hour is between 7:00 AM and 9:00 AM, and the evening peak hour is between 4:00 PM and 6:00 PM. The actual

peak hour within the two-hour interval is the four consecutive 15-minute periods with the highest total volume when all movements are added together. Thus, the evening peak hour at one intersection may be 4:45 PM to 5:45 PM if those four consecutive 15-minute periods have the highest combined volume.

1-5 *“What is meant by the evening peak hour? Is it the same as PM peak? If not, why is evening peak hour used instead of the roadway PM hour?”*

Evening peak hour and PM peak are the same.

1-6 *“The trip distribution map on page 31 of the appendix shows percentages assigned and the legend indicates ‘To/From.’ Is it assumed that outbound and inbound traffic will be equal in terms of percentages?”*

It is assumed that outbound and inbound traffic will be equal in terms of percentages.

1-7 *“On the trip distribution map, only 3% is assigned to travel south on Prairie Avenue. What is the basis of this assumption, given that Redondo Beach and Artesia provide freeway connections?”*

The assumption is that the majority of the students that are coming to and from north of the I-405 Freeway will use Redondo Beach Boulevard to get to and from the ramps, this route is considered to have the least amount of turns and is the shortest path. Also, the assumption is that the majority of the students that are coming to and from south of the I-405 freeway will use Crenshaw Boulevard, which is also a route to the SR-91 Freeway. Through field observations, students are taking those common routes.

1-8 *“The trip distribution map shows 5% traveling south on Hawthorne Boulevard (south of Manhattan Beach Boulevard and presumably the same percentage in opposite direction). The Hawthorne Boulevard on and off-ramps should be analyzed for project impacts.”*

In Los Angeles County, the minimum project added traffic that is needed before an intersection has to be studied is if the project adds 50 two way trips in either the morning or evening weekday peak hour. As shown on the trip distribution map, it shows only 5% of the project trips will approach the Hawthorne Boulevard on and off-ramps, which is less than 50 two way trips (436 maximum peak two way project trips X 5% = 21.8 project trips).

1-9 *“The trip distribution map shows 6% traveling west on Manhattan beach (and presumably same percentage in opposite direction) past the 405 Freeway. As such, the intersectin of Manhattan Beach and Inglewood should be analyzed for project impacts.”*

In Los Angeles County, the minimum project added traffic that is needed before an intersection has to be studied is if the project adds 50 two way trips in either the morning or evening weekday peak hour. As shown on the trip distribution map, it shows only 5% of the project trips will approach the intersection of Manhattan Beach and Inglewood Avenue, which is less than 50 two way trips (436 maximum peak two way project trips X 5% = 21.8 project trips).

1-10 "On page 72, item B1, Please note comment 1 above."

On page 72, item B1. Please note Response 4-1 above.

1-11 "On page 72, item B2, Please note comment 1 above."

Refer to Response 4-2 above.

1-12 "On Page 73 item C5 states, 'The College shall consult with the effected cities on a truck haul route plan... with more than eighty (80) trucks per day...' What is the basis for stating 80 trucks per day? The statement should read, 'The college contractors will obtain truck hauling permits from effected cities for earth and material hauling activities.'

It is unclear as to which party has jurisdictional authority of this matter given the project is a community college. The traffic study will include "All legal vehicles per the State of California shall respect all bordering jurisdiction's truck routes and ordinances". As stated on Page 73, item C5, "Hauling of earth materials shall only occur between 9:00 AM and 2:00 PM Monday through Friday and between 8:00 AM and 5:00 PM on Saturdays," which is during non-peak hours and will not have any traffic impact during peak hours. It should be also noted that the 80 trucks per day trips, spread over the hours of the day, will be insignificant and will not exceed the 50 two way trips at any intersections/freeway ramps.

2. Governor's Office of Planning and Research (June 11, 2013).

2-1 The OPR correspondence acknowledges that the District has complied with the State Clearinghouse CEQA review requirements and that the state public review period closed on April 26, 2013. Reviewing agencies are listed in the attached *Documents Details Report*.

3. County of Los Angeles Department of Parks and Recreation (June 25, 2013).

3-1 The comments quote the recommendations in Mitigation Measure 6.z. in Table 1.3.1 (page 35) of the DEIR. No response is required. The college will continue to coordinate its implementation plans for the project with the Department of Parks and Recreation.

Section 3: Revisions to the Draft EIR

1. The revised Mitigation Monitoring and Reporting Program Matrix for the project is included herein as Appendix B. The Matrix includes all revisions or additions referenced in Section 2, all new measures identified in Section 4 and all prior mitigation measures adopted for the 2003 FEIR that were not revised. These revisions and additions also apply to the measures listed in the DEIR within each topical section and in Table 1.3.1 in the DEIR.
2. For clarity, the first sentence of Mitigation Measure PK-02 is revised: A temporary parking program shall be implemented during any Lot F Parking Structure construction phase that results in more than ninety-five (95) percent parking space utilization on campus weekdays. The identical change is hereby added to the Final EIR for Item 3.3 on page 23 of the Draft EIR and in item 3.a in the Mitigation Monitoring Program.
3. Item 2.l. in the Mitigation Monitoring Program, in Item 2.z. in Table 1.3.1 in the DEIR (p. 21) and in Mitigation Measure TR-09 in the DEIR (p. 68) correctly identify the County of Los Angeles as the Lead Agency responsible for implementing required lane improvements at the Prairie Avenue, Redondo Beach Boulevard intersection. (The County retains the lead responsibility even if one or more legs of the intersection are in other jurisdictions). As noted by the City of Lawndale (Comment 1-2 herein), in Appendix B: Traffic Study, the right-turn pocket at the intersection is in the City of Torrance. The City of Lawndale is hereby omitted in the references cited (i.e. page 5 and page 65 in Appendix B).
4. For clarification, the phrase “the parking factor of 0.28 spaces per FTES is exceeded” in Mitigation 3.h in Table 1.3.1 (page 23), in Mitigation Measure PK-03 on page 82 of the DEIR and Item 3.f. in the Mitigation Monitoring Program, is hereby changed to “the parking supply of 0.28 spaces per FTES is deficient.”

Section 4: New Material Added to the Final EIR

The following materials clarify and provide further explanation of issues discussed and evaluated in the Draft EIR. The new material added to the Final EIR does not constitute new information that substantially alters the conclusion of the Draft EIR or result in additional project significant effects. The additional materials added to the Final EIR include:

1. The Notice of Availability of an EIR was filed with the Los Angeles County Clerk on April 24, 2013. A copy of the filing stamped "Original Filed" is hereby added to the Final EIR.
2. The Proof of Publication of publishing of the Notice of Availability of an EIR and Public Hearing, dated July 17 in the Daily Breeze is hereby added to the Final EIR.
3. The State Clearinghouse correspondence of June 11, 2013 indicating the City has complied with all CEQA requirements is hereby added to the Final EIR.
4. The public comments received on the Draft EIR do not identify any new significant effects of the project. Therefore, the Final EIR is recommended to the District as an adequate and sufficient evaluation of the potential environmental impacts of the project.

Appendix A
Public Comments



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

June 25, 2013

Sent via email: tbrown@elcamino.edu

Mr. Thomas Brown, Director
Facilities Planning and Services
El Camino Community College District
16007 Crenshaw Boulevard
Torrance, CA 91789

Dear Mr. Brown:

**NOTICE OF COMPLETION AND AVAILABILITY OF
A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT (SEIR) FOR THE
EL CAMINO COLLEGE 2012 FACILITIES MASTER PLAN**

The Department of Parks and Recreation (DPR) has reviewed the above project for potential impact on the facilities under the jurisdiction of the Department.

As indicated in page 35 of the SEIR, the College shall apply for an Access Permit and Letter of Agreement from DPR for construction activities and operations occurring near or within Alondra Park and Golf Course prior to commencement of the project. The project shall implement construction operations, standards, and mitigation measures to reduce adverse noise, aesthetics, land use and intrusion impacts within Alondra Park and Golf Course. Please continue to work with DPR on this matter. For questions or inquiries related to Access Permits and Agreements, please contact Ms. Diane Thorne at (213) 351- 5128 or dthorne@parks.lacounty.gov.

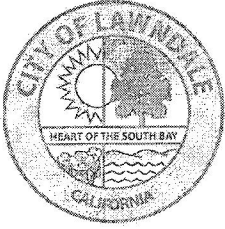
Thank you for including this Department in the environmental review process. If you have any questions, please contact me at (213) 351-5127 or jyom@parks.lacounty.gov.

Sincerely,

Julie Yom
Park Planner

JY / Response to El Camino College Draft SEIR

c: Parks and Recreation (N. E. Garcia, K. King, J. Mendoza, M. Yamamoto, R. Cox, J. Badel, W. Leary, J. Barber, J. Rupert, D. Thorne)



June 24, 2013

Tom Brown, Director
Facilities Planning and Services
El Camino College
16007 Crenshaw Blvd.
Torrance, CA 90506

Subject: El Camino College 2012 Facilities Master Plan Draft Subsequent EIR

Dear Mr. Brown:

The City of Lawndale has received the Draft Subsequent EIR for the El Camino College 2012 Facilities Master Plan. We appreciate the opportunity to comment on the EIR and congratulate the college for the proposed improvements to the campus. Having reviewed the document, the City of Lawndale has the following comments:

Appendix B – Traffic Study

1. On page 5, Off-Site Mitigation Measures, item 1 indicates Caltrans “shall implement the lane improvements at the I-405 Freeway S/B ramps/Redondo Beach Boulevard intersection.” Table 12 on page 65 shows the improvement to be conversion of the E/B right turn to a through/right shared lane. The E/B lane is achieved by a left turn at this intersection and a through lane is not possible due to restricted access onto Osage Avenue. Please double check the location and source of improvement information.
2. On page 5, Off-Site Mitigation Measures, item 2 indicates County of LA and City of Lawndale “shall implement the lane improvements at the Prairie Avenue/Redondo Beach Boulevard intersection.” Table 12 on page 65 shows the improvement to be conversion of the E/B right turn to a through/right shared lane. The right turn pocket is in the City of Torrance and the City of Lawndale has no jurisdiction over the lane. Please double check the location and source of improvement information.
3. Please state the assumption (source of information) to translate student population increase to number of vehicles generated, which is the basis of the traffic study.
4. What are the actual AM and evening peak hours used in the study? There is no reference to specific hours of day.

5. What is meant by the evening peak hour? Is it the same as PM peak? If not, why is evening peak hour used instead of the roadway PM hour?
6. The trip distribution map on page 31 of the appendix shows percentages assigned and the legend indicates "To/From." Is it assumed that outbound and inbound traffic will be equal in terms of percentages?
7. On the trip distribution map, only 3% is assigned to travel south on Prairie Avenue. What is the basis of this assumption, given that Redondo Beach and Artesia provide freeway connections?
8. The trip distribution map shows 5% traveling south on Hawthorne Boulevard (south of Manhattan Beach Boulevard and presumably the same percentage in opposite direction). The Hawthorne Boulevard on and off-ramps should be analyzed for project impacts.
9. The trip distribution map shows 6% traveling west on Manhattan Beach (and presumably same percentage in opposite direction) past the 405 Freeway. As such, the intersection of Manhattan Beach and Inglewood should be analyzed for project impacts.
10. On page 72, item B1. Please note comment 1 above.
11. On page 72, item B2. Please note comment 2 above.
12. On Page 73, item C5 states, "The college shall consult with the effected cities on a truck haul route plan... with more than eighty (80) trucks per day..." What is the basis for stating 80 trucks per day? The statement should read, "The college contractors will obtain truck hauling permits from effected cities for earth and material hauling activities."

If you have any questions regarding these comments, please contact me at (310) 973-3206.

Sincerely,



Perry A. Banner
Community Development Manager
Community Development Department

Cc: Steve Mandoki, City Manager
Otis Ginoza, Deputy City Manager
Nasser Abbaszadeh, Director of Public Works



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

June 11, 2013

Tom Brown
El Camino Community College District
16007 Crenshaw Blvd.
Torrence, CA 90506

Subject: 2012 Facilities Master Plan El Camino College
SCH#: 2003061012

Dear Tom Brown:

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. The review period closed on June 10, 2013, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2003061012
Project Title 2012 Facilities Master Plan El Camino College
Lead Agency El Camino Community College District

Type SIR Supplemental EIR
Description Construction, operation and maintenance of facilities in the 2012 Facilities Master Plan to accommodate projected enrollments in 2020. A net increase of 34,721 ASF will result from project buildout, with ~410,000 ASF of demolition and 445,000 ASF of new construction at buildout in 2020. A third level of 700 parking spaces will be added to the existing two-level Lot F Channel Parking Structures. The project will serve an increase of 63,206 WSCH or approximately an increase of 3,600 FTES.

Lead Agency Contact

Name Tom Brown
Agency El Camino Community College District
Phone 310 660 3593 x6172
email
Address 16007 Crenshaw Blvd.
City Torrance
Fax
State CA **Zip** 90506

Project Location

County Los Angeles
City Torrance
Region
Lat / Long 33° 53' 03" N / 118° 19' 59" W
Cross Streets Crenshaw and Manhattan Beach Boulevards
Parcel No.
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 107
Airports
Railways
Waterways
Schools Carr Elem et al
Land Use County of LA: Public/Semi-Public Facility & A-1, City of Torrance: Public/Quasi-Public/Open Space & C-2

Project Issues Drainage/Absorption; Archaeologic-Historic; Geologic/Seismic; Noise; Public Services; Traffic/Circulation; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; California Coastal Commission; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 04/26/2013 **Start of Review** 04/26/2013 **End of Review** 06/10/2013

Appendix B
Notices



EL CAMINO COMMUNITY COLLEGE DISTRICT

16007 Crenshaw Boulevard, Torrance, California 90506-0001

Telephone (310) 532-3670 or 1-866-ELCAMINO

www.elcamino.edu

NOTICE OF COMPLETION AND AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC HEARING

SUBJECT: El Camino College 2012 Facilities Master Plan Draft Subsequent
Environmental Impact Report (SCH 2003061012)

LOCATION: 16007 Crenshaw Boulevard, Torrance, California 90506

PROJECT: The Facilities Master Plan proposes demolition and renovation of existing facilities on campus, new construction, additional courtyards, and one additional parking structure, infrastructure systems and installation of new landscaping on the 126-acre campus. Specifically, the 2012 Facilities Master Plan proposes a net increase of 49,684 gross square feet and an increase of 4,459 trips (ADT) by 2020. 695,356 square feet of new construction and 645,672 square feet of demolition will occur. The facilities are projected to serve 20,025 full-time equivalent students on-campus in 2020.

DOCUMENT AVAILABLE FOR REVIEW: Facilities Planning and Services Division has prepared a Draft Subsequent Environmental Impact Report (SCH 20030610012) describing the project, its potential environmental effects and the recommended mitigation measures. A Statement of Overriding Considerations is proposed for historic resources, construction noise, short-term parking deficiencies, operational NOx particulate emissions and operational greenhouse gas emissions. The environmental document may be reviewed at the following locations:

Katy Geissert Civic Center
Library, Reference Desk
3031 Torrance Boulevard
Torrance, California

El Camino College Library
Reference Desk
16007 Crenshaw Boulevard
Torrance, California

ORIGINAL FILED

APR 24 2013

LOS ANGELES, COUNTY CLERK

TIME FOR REVIEW: The Draft Subsequent Environmental Impact Report for the project will undergo a public review period from May 16, to June 30, 2013. Comments must be received in writing by 5:00 pm on June 30, 2013 by facsimile (310) 660-6783, by e-mail at tbrown@elcamino.edu (please mail originals) or by mail/delivery at the following address:

Tom Brown, Director
Facilities Planning and Services
El Camino College
16007 Crenshaw Boulevard
Torrance, California 90506

If you have any questions, please call Mr. Brown at (310) 660-3693, extension 6172.

PUBLIC HEARING: The 2012 Facilities Master Plan and the Final Subsequent Environmental Impact Report will be considered by the Board of Trustees of the El Camino Community College District at a public hearing on Monday, August 19, 2013 at 4:00 pm in the Board Room, Administration Building, El Camino College, 16007 Crenshaw Boulevard, Torrance, California. If you challenge the action taken on this project in court, you may be limited to raising only those issues you or someone else presented at the public hearing or in written correspondence delivered to the College prior to the public hearing.

Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

Business Filings

NORWALK

EL CAMINO COMMUNITY COLLEGE DISTRICT

Crenshaw Boulevard, Torrance, California 90506-0001
Telephone (310) 532-3670 or 1-866-ELCAMINO
www.elcamino.edu

STATE OF CALIFORNIA DEPARTMENT OF CONSUMER AFFAIRS OFFICE OF COMPLETION AND AVAILABILITY ENVIRONMENTAL IMPACT REPORT AND PUBLIC HEARING

Cashier: B. EVANS



Wednesday, April 24, 2013 11:33 AM

2012 Facilities Master Plan Draft Subsequent
Environmental Impact Report (SCH 2003061012)

Crenshaw Boulevard, Torrance, California 90506

Item(s)	Qty	Total
Fee		
NoC - County Posting Fee 1 2013084051	1	\$75.00
Total		\$75.00

The plan proposes demolition and renovation of existing facilities, additional courtyards, and one additional parking structure, and installation of new landscaping on the 126-acre campus. The Master Plan proposes a net increase of 49,684 gross square feet (GSF) by 2020. 695,356 square feet of new construction and renovation will occur. The facilities are projected to serve 20,025 full-time students by 2020.

Total Documents: 1

Customer payment(s):

Check

Check List:
#20455772

\$75.00

\$75.00

VIEW: Facilities Planning and Services Division has prepared an Environmental Impact Report (SCH 20030610012) describing the project effects and the recommended mitigation measures. A public hearing is proposed for historic resources, construction noise, and operational NOx particulate emissions and operational environmental document may be reviewed at the following

ORIGINAL FILED

APR 24 2013

LOS ANGELES, COUNTY CLERK

Crenshaw Boulevard
Torrance, California

El Camino College Library
Reference Desk
16007 Crenshaw Boulevard
Torrance, California

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Advertising Order Confirmation

Press-Telegram • The Beach Reporter
Daily Breeze • Palos Verdes Peninsula News

07/15/13 4:11:19PM
Page 1 of 3

<u>Ad Order Number</u> 0010389821	<u>Customer</u> EL CAMINO COLLEGE	<u>Payor Customer</u> EL CAMINO COLLEGE	<u>PO Number</u> DB 7-49
<u>Sales Rep.</u> paguiling	<u>Customer Account</u> 5011876	<u>Payor Account</u> 5011876	<u>Ordered By</u> Rick Yatman
<u>Order Taker</u> paguiling	<u>Customer Address</u> 16007 CRENSHAW BLVD, PO BOX B47387 TORRANCE CA 90506 USA	<u>Payor Address</u> 16007 CRENSHAW BLVD, PO BOX B47387 TORRANCE CA 90506 USA	<u>Customer Fax</u> _____
<u>Order Source</u> _____	<u>Customer Phone</u> 310-532-3670	<u>Payor Phone</u> 310-532-3670	<u>Customer EMail</u> _____

<u>Current Queue</u> Ready	<u>Invoice Text</u> DB 7-49	<u>Ad Order Notes</u> _____	<u>Special Pricing</u> None
<u>Tear Sheets</u> 0	<u>Blind Box</u> _____	<u>Promo Type</u> _____	<u>Production Notes</u> _____
<u>Affidavits</u> 0	<u>Materials</u> _____	<u>Ad Attributes</u> _____	<u>Production Method</u> AdBooker
<u>Ad Number</u> 0010389821-01	<u>Ad Size</u> 4.0 X 76 LI	<u>Production Color</u> _____	<u>Production Method</u> AdBooker
<u>External Ad Number</u> _____	<u>Pick Up</u> _____	<u>Ad Type</u> Legal Liner	<u>Production Notes</u> _____

Advertising Order Confirmation

Ad Order Number 0010389821
Customer EL CAMINO COLLEGE

DB 7-49

NOTICE OF COMPLETION AND AVAILABILITY OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC HEARING

SUBJECT: El Camino College 2012 Facilities Master Plan Draft Subsequent Environmental Impact Report (SCH 2003061012)

LOCATION: 16007 Crenshaw Boulevard, Torrance, California 90506

PROJECT: The Facilities Master Plan proposes demolition and renovation of existing facilities on campus, new construction, additional courtyards, and one additional parking structure, infrastructure systems and installation of new landscaping on the 128-acre campus. Specifically, the 2012 Facilities Master Plan proposes a net increase of 49,684 gross square feet and an increase of 4,459 trips (ADT) by 2020. 695,356 square feet of new construction and 645,572 square feet of demolition will occur. The facilities are protected to serve 20,025 full-time equivalent students on-campus in 2020.

DOCUMENT AVAILABLE FOR REVIEW: Facilities Planning and Services Division has prepared a Draft Subsequent Environmental Impact Report (SCH 20030610012) describing the project, its potential environmental effects and the recommended mitigation measures. A Statement of Overriding Considerations is proposed for historic resources, construction noise, short-term parking deficiencies, operational NOx particulate emissions and operational greenhouse gas emissions. The environmental document may be reviewed at the following locations:

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Torrance, California

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Tom Brown, Director
Facilities Planning and Services
El Camino College
16007 Crenshaw Boulevard
Torrance, California 90506

If you have any questions, please call Mr. Brown at (310) 660-3693, extension 6172.

PUBLIC HEARING: The 2012 Facilities Master Plan and the Final Subsequent Environmental Impact Report will be considered by the Board of Trustees of the El Camino Community College District at a public hearing on Monday, August 19, 2013 at 4:00 pm in the Board Room, Administration, El Camino College, 16007 Crenshaw Boulevard, Torrance, California. If you challenge the action taken on this project in court, you may be limited to raising only those issues you or someone else presented at the public hearing or in written correspondence delivered to the College prior to the public hearing.

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<p>2c. The College shall consult with the effected Cities on a Truck Route Plan for all major earth hauling activities involving more than eighty (80) trucks per day. Hauling of earth materials shall only occur between 9:00 am and 2:00 pm Monday through Friday and between 8:00 am to 5:00 pm on Saturdays to avoid peak hour traffic. Light duty trucks with a weight of no more than 8,500 pounds are exempted from this restriction. Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing reduction of construction traffic during peak hours.</p>	<p>Facilities Planning and Services</p>
<p>2d. Each project construction site shall be adequately barricaded with temporary fencing to secure construction equipment, minimize trespassing, vandalism, short-cut attractions, and reduce hazards during demolition and construction. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing provisions for construction security for individual projects and assurance of public safety.</p>	<p>Facilities Planning and Services</p>
<p>2e. Construction contractors shall post a flag person at locations near a construction site during major truck hauling activities to protect pedestrians from conflicts with heavy equipment entering or leaving the project site. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing provision for public safety from truck hauling activities near pedestrian paths.</p>	<p>Facilities Planning and Services</p>
<p>2f. The College shall implement the proposed onsite circulations recommendations included in Figure 29 of the traffic study concurrent with adjacent development on campus. Facilities Planning and Services shall monitor compliance.</p>	<p>Implementation of recommended circulations improvements, including additional pedestrian sidewalks.</p>	<p>Facilities Planning and Services</p>
<p>2g. The College shall implement onsite traffic signing and striping in conjunction with detailed construction plans for the project. Facilities Planning and Services shall monitor compliance.</p>	<p>Provision for required onsite traffic signs and striping.</p>	<p>Facilities Planning and Services</p>
<p>2h. The College shall implement the Transportation Demand Management mitigation measures required by the County of Los Angeles for projects of 100,000 or more square feet of floor space. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing compliance with TDM requirements to reduce vehicle trips.</p>	<p>Facilities Planning and Services</p>

<p>2i. The sight distance at each project access on campus shall be reviewed with respect to California Department of Transportation standards in conjunction with the preparation of the landscape and street improvement plans. Facilities Planning and Services shall monitor compliance.</p>	<p>Assuring public safety at all project entrances</p>	<p>Facilities Planning and Services</p>
<p>2j. The Master Fire Protection and Emergency Vehicle Access Plans shall be revised to conform to the 2012 Facilities Master Plan and the 2012 traffic/parking study. The Plan is subject to the review and approval of the County of Los Angeles Fire Department. All subsequent development projects shall implement the Plan. Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing provisions for adequate and safe fire suppression and emergency services on campus.</p>	<p>Facilities Planning and Services</p>
<p>2.k. Prior to 2020 the California Department of Transportation shall implement the lane improvements at the Interstate 405 SB Ramps with Redondo Beach Boulevard identified in Table 9 of the traffic study. The College shall contribute its fair share cost for these improvements (less any offsets from gas tax funds for roadway improvements). The Department of Transportation shall monitor compliance.</p>	<p>Provision for required lane improvements at area freeway ramps.</p>	<p>California Department of Transportation – District 7</p>
<p>2l. Prior to 2020 the County of Los Angeles shall implement the lane improvements identified in Table 9 of the traffic study at the Prairie Avenue/Redondo Beach Boulevard and Crenshaw Boulevard/Manhattan Beach Boulevard intersections through their <i>Capital Improvement Program</i>. The College shall contribute its fair share cost for these improvements (less any offsets from gas tax funds for roadway improvements). The Public Works Department of the County of Los Angeles shall monitor compliance.</p>	<p>Provision for required lane improvements at area freeway ramps.</p>	<p>California Department of Transportation - District 7</p>
<p>2m. Prior to 2020 the City of Torrance shall implement the lane improvements identified in Table 9 of the traffic study for the Crenshaw Boulevard/Redondo Beach Boulevard,</p>	<p>Provision for required lane improvements at campus intersections.</p>	<p>Facilities Planning and Services</p>

<p>Crenshaw Boulevard/Artesia Boulevard and Crenshaw Boulevard/182nd Street intersection through their <i>Capital Improvement Program</i>. The College shall contribute its fair share cost for these improvements (less any offsets from gas tax funds for roadway improvements). The Engineering Department of the City of Torrance shall monitor compliance.</p>	<p>Provision for required lane improvements at campus intersections.</p>	<p>Facilities Planning and Services</p>
<p>2n. Prior to 2020 the College shall implement the lane improvements at the El Camino College SW Entrance/Redondo Beach Boulevard intersection identified in Table 9 of the traffic study. The Engineering Department of the City of Torrance shall monitor compliance.</p>	<p>Provision for required lane and traffic signal improvements at campus intersections.</p>	<p>Public Works Department of the County of Los Angeles</p>
<p>2o. Prior to 2020 the College shall implement the lane and new traffic signal improvements at the El Camino College NW Entrance at Manhattan Beach Boulevard intersection identified in Table 9 of the traffic study. The Public Works Department of the County of Los Angeles shall monitor compliance.</p>	<p>Provision for required lane and traffic signal improvements at campus intersections.</p>	<p>Public Works Department of the County of Los Angeles</p>
<p align="center">3. Campus Parking/Pedestrian Paths</p>		
<p>3a. A temporary parking program shall be implemented during any Lot F Parking Structure construction phase that result in a ninety-five (95) percent or more parking space utilization on campus weekdays. A communications program identifying available parking lots on campus shall also be implemented during the Lot F construction period. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing provision for adequate parking during re-construction of the Lot F Parking Structure.</p>	<p>Facilities Planning and Services</p>
<p>3.b. The College shall install a total of 6,264 parking spaces at buildout of the 2012 Facilities Master Plan and maintain a minimum ratio of 0.28 spaces per FTES. A parking space utilization rate of equal or less than 90 percent is recommended for day enrollment four weeks into the fall semester. The rate shall be evaluated every three-years. Facilities Planning and Services shall monitor</p>	<p>Ongoing supply of parking on campus to meet college demands.</p>	<p>Facilities Planning and Services</p>

<p>compliance.</p> <p>3c. The College shall implement the following recommendations: (1) preferential carpool parking permits and spaces, (2) Bicycle racks and storage lockers, (3) if needed, restripe/redesign existing parking lots for greater efficiency and (4) create carpool and motorcycle parking permits. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing provision for special parking areas and efficient surface parking lots.</p>	<p>Facilities Planning and Services</p>
<p>3d. An Internal Circulation Plan shall be prepared based on the 2012 Facilities Master Plan. The plan shall specify all parking areas, parking regulations, public bus stops, pathways, shuttle stops, vanpool spaces, handicapped spaces, emergency vehicle access and signage within the campus needed for buildout of the 2012 Facilities Master Plan. The Plan shall comply with all requirements of the American Disabilities Act. All recommendations of the approved Internal Circulation Plan shall be included in construction contracts and implemented. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing implementation of a safe internal circulation routes on campus and compliance with ADA regulations.</p>	<p>Facilities Planning and Services</p>
<p>3e. The College shall complete parking, pedestrian, circulation and signage plan to address direct and indirect public safety needs for parking on campus during the construction period. Construction employee parking areas shall be identified and the changing parking demands created by construction, increased student enrollments and new building locations projected to balance parking demand and supply Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing provision for maintaining adequate parking during construction periods.</p>	<p>Facilities Planning and Services</p>
<p>3.f. The College shall offer instant rebates on purchase of new monthly Discount Bus Passes for students during any construction phase of the Lot F Channel Parking Structure when the FTES estimates and the parking supply of 0.28 spaces per FTES is deficient. The offer days and the discount (e.g. 10 percent or more) shall</p>	<p>Temporary provision for maintaining adequate parking during construction periods.</p>	<p>Facilities Planning and Services</p>

<p>be included in campus publications, the campus website, posters and in the communication program required by PK-01 (i.e. Item 3.a. herein). All costs shall be borne by the College. Facilities Planning and Services shall monitor compliance.</p>			
<p>3.g. If parking projections indicate the need for temporary off-campus parking spaces during Lot F Channel Parking Structure construction, the College shall enter into short-term parking agreements with businesses or churches with surplus daytime surface parking east of Crenshaw Boulevard. Other options include short-term parking space rental in areas more removed from the campus with shuttle service to campus during the peak morning and evening hours. Facilities Planning and Services shall ensure compliance.</p>	<p>Temporary off-campus parking areas to ensure adequate parking during Lot F Channel Parking Structure construction.</p>		<p>Facilities Planning and Services</p>
<p>3.h. The College shall discuss increased parking along Manhattan Beach Boulevard from Prairie Avenue to the Dominguez Channel during the Lot F Parking Structure construction with the County of Los Angeles Department of Public Works. Any mutually agreed on improvements required for signage, parking prohibitions near intersecting streets or driveways (i.e. red curbs) and improved pedestrian crossing signage shall be financed by the College. Facilities Planning and Services shall monitor compliance.</p>	<p>Off-campus parking areas to ensure adequate parking during Lot F Channel Parking Structure construction.</p>		<p>Facilities Planning and Services</p>
<p>4. Air Quality</p>			
		<p>Ongoing compliance with Rule 403 to reduce air quality emissions. The mitigation measure replaces Mitigation Measure 3a in the 2008 FEIR.</p>	<p>Purchasing</p>

at least 20 feet wide and 50 feet long, (b) Pave the surface extending at least 100 feet and a width of at least 20 feet wide, (c) Utilize a wheel shaker/wheel spreading device consisting of raised dividers (rails, pipe, or grates) at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages before vehicles exit the site, (d) Install and utilize a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site, (e) Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the methods specified items (a) through (d) above. Individual BACM in Table 1 that are not applicable to the project or infeasible, based on additional new project information, may be omitted only if Facilities Planning and Services specifies in a written agreement with the applicant that specific BACM measures may be omitted. Any clarifications, additions, selections of alternative measures, or specificity required to implement the required BACM for the project shall be included in the written agreement. The written agreement shall be completed prior to commencement of demolition and/or grading permit for a project. Facilities Planning and Services shall ensure compliance.

4.b. Construction contracts shall specify that all diesel construction equipment used onsite shall use ultra-low sulfur diesel fuel. Project construction contracts shall also prohibit vehicle and engine idling in excess of five (5) minutes and ensure that all off-road equipment is compliant with the CARB's in-use off-road diesel vehicle regulations and SCAQMD Rule 1186 and 1186.1 certified street sweepers or roadway washing trucks, and all internal combustion engines/construction equipment operating on the project site shall meet EPA-Certified Tier 2 emissions standards, or higher

Ongoing compliance with CARB and EPA regulations to reduce air quality emissions. The mitigation measure replaces Mitigation Measure 3b in the 2008 FEIR.

Purchasing

<p>according to the adopted project start date requirements. A copy of each unit's certified tier specification, BACT documentation and CARB or SCAQMD operating permit shall be provided to the construction manager at the time of mobilization of each applicable unit of equipment. Facilities Planning and Services shall ensure compliance.</p>		
<p>4c. During construction, contractors shall minimize onsite air quality impacts by implementing the following measures: (a) encourage car pooling for construction workers, (b) limit lane closures to off-peak travel periods, (c) park construction vehicles off traveled roadways, (d) encourage receipt of materials during non-peak traffic hours and (e) sandbag construction sites for erosion control. These requirements shall be included in construction contracts and implemented. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing compliance with recommendations to reduce air quality emissions.</p>	<p>Facilities Planning and Services</p>
<p>4d. Truck deliveries and pickups shall be scheduled during off-peak hours whenever possible to alleviate traffic congestion and air quality emissions during peak hours. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing compliance with recommendations to reduce vehicle trips during peak hours.</p>	<p>Facilities Planning and Services</p>
<p>4e. An energy management system shall be installed in all new facilities to reduce energy consumption and related pollutant emissions. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing compliance with recommendations to reduce energy and air quality emissions.</p>	<p>Facilities Planning and Services</p>
<p>4f. During project construction, all off-road diesel-powered construction equipment greater than 50 hp shall meet the EPA-Certified Tier 4 interim emission standards where available. All construction equipment shall be outfitted with BACT devices certified by CARB. Any emission control devices used by a contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.</p>	<p>Ongoing compliance with EPA and CARB regulations to reduce diesel particulate emissions.</p>	<p>Facilities Planning and Services</p>

<p>A copy of each unit's certified tier specification, BACT documentation and CARB or SCAQQMD operating permit shall be provided by contractors before commencement of equipment use on campus. Facilities Planning and Services shall ensure compliance.</p>			
<p>4g. During grading and construction, fugitive dust from construction operations shall be reduced by watering at least twice daily using reclaimed water or chemical soil binder, where feasible, or water whenever substantial dust generation is evident. Grading sites of more than ten gross acres shall be watered at least three times daily. The project shall comply with Rule 403: Fugitive Dust (South Coast Air Quality Management District). Project contractors shall suspend grading operations, apply soil binders, and water the grading site when wind speeds (as instantaneous gusts) exceed 25 miles per hour. Traffic speeds on all unpaved graded surfaces shall not exceed 15 miles per hour. All grading operations shall be suspended during first and second stage smog alerts. All project contracts shall require project contractors to keep construction equipment engines tuned to ensure that air quality impacts generated by construction activities are minimized. Upon request, contractors shall submit equipment tuning logs to Facilities Planning and Services. Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing compliance with SCAQMD regulations to reduce particulate emissions.</p>		<p>Facilities Planning and Services</p>
<p>4h. To reduce VOC emissions, all construction contracts shall specify the use of paint with low VOC emissions (ROG emission rate of less than 0.80 pounds per gallon), limit painting to eight hours per day, use paint thickness of 0.75 millimeters or less, use water-based and low-VOC coatings with ROG/VOC emissions of less than 8.0 pounds per 1,000 square feet of painted surface, and use high-volume, low pressure sprayers. Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing compliance with SCAQMD regulations to reduce VOC particulate emissions.</p>		<p>Purchasing</p>

5. Greenhouse Gases	
<p>5a. Future buildings exceeding 20,000 ASF shall have building roof coverings with a minimum three-year aged solar reflectance and thermal emittance, or a minimum reflectance index (SRI) greater than or equal to the values specified in Sections A5.106.11.2.1 and A5.106.11.2.2 or a minimum aged Solar Reflectance Index (SRI) 3 complying with Sections A5.106.11.2.3 as shown in Table A5.106.11.2.1 or A5.106.11.2.2 in Appendix A5 for Non-Residential Voluntary Measures in the 2010 California Green Building Standards Code (CalGreen). Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing compliance with CalGreen voluntary regulations to reduce cumulative GHG emissions in the SCAB.</p>
<p>5b. Future buildings exceeding 20,000 ASF shall include occupant sensors, motion sensors and vacancy sensors capable of automatically turning off all the lights in an area no more than 30 minutes after the area has been vacated and shall have a visible status signal indicating that the device is operating properly or that it has failed or malfunctioned. The visible status signal may have an override switch that s turns the signal off. In addition, ultrasonic and microwave devices shall have a built-in mechanism that allows the calibration of the sensitivity of the device to room movement in order to reduce the false sensing of occupants and shall comply with either Subsection A5.209.1.4.1 or A5.209.1.4.2 as applicable. These measures are included in Appendix A5 for Non-Residential Voluntary Measures in the 2010 California Green Building Standards Code (CalGreen). Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing compliance with CalGreen voluntary regulations to reduce cumulative GHG emissions in the SCAB.</p>
<p>5c. Future buildings exceeding 20,000 ASF shall include installation of field-fabricated fenestration (i.e. windows) and field-fabricated exterior doors only if the compliance documentation demonstrates the compliance for</p>	<p>Ongoing compliance with CalGreen voluntary regulations to reduce cumulative GHG emissions in the SCAB.</p>

<p>the installation using U-factors from Table A5.205.1-A and Solar Heat Gain Coefficient (SHGC) values from Table A5.205.1-B included in Appendix A5 for Non-Residential Voluntary Measures in the 2010 California Green Building Standards Code (CalGreen). Facilities Planning and Services shall ensure compliance.</p>			
<p>5d. Future buildings exceeding 50,000 ASF shall either have an energy efficiency of 30 percent above Title 24, Part 6 (e.g. Exceed CEC requirements (Performance Approach), based on the 2008 Energy Efficiency Standards by 30 percent and meet the requirements of Division A45.6) or exceed the latest edition of "Savings by Design, Healthcare Modeling Procedures" by 15 percent, in accordance with Section A.5.203.1.2 CalGreen Tier 2 (OSHDP), as listed in Appendix A5 for Non-Residential Voluntary Measures in the 2010 California Green Building Standards Code (CalGreen). Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing compliance with CalGreen voluntary regulations to reduce cumulative GHG emissions in the SCAB.</p>		<p>Facilities Planning and Services</p>
<p>5.e. If Lot L undergoes major resurfacing in the future, the parking lot shall be constructed with solar reflective asphalt coating to reduce heat island effects. Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing compliance with CalGreen voluntary regulations to reduce cumulative GHG emissions in the SCAB and reduce heat island effects.</p>		<p>Facilities Planning and Services</p>
6. Noise			
<p>6a. All construction and general maintenance activities, except in emergencies or special circumstances, shall be limited to the hours of 7 am to 7 pm Monday-Saturday and prohibited on Sundays and legal holidays. Staging areas for construction shall be located away from existing offsite residences. All construction equipment shall use properly operating mufflers. These requirements shall be included in construction contracts and implemented. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing of limitation on construction hours to reduce construction noise impacts on adjacent areas.</p>		<p>Facilities Planning and Services</p>
<p>6b. The College shall adopt policies and post signs in the parking structures indicating</p>	<p>Ongoing restriction on vehicle alarms to minimize noise impacts on adjacent areas.</p>		<p>Public Safety</p>

<p>vehicles with alarms may be towed from parking areas if alarms sound for more than five minutes. The Public Safety Department shall ensure compliance.</p>			<p>Facilities Planning and Services</p>
<p>6c. The construction contracts for demolition of the Shops and Technical Arts buildings shall require use of quieter jackhammers (i.e. rotary pneumatic compressors and electro-pneumatic jackhammers) for removal of existing pavement on campus along Manhattan Beach Boulevard. The contract shall also limit using machine mounted hydraulic jackhammers for building demolition and using asphalt removal equipment to 8 am to 5 pm Monday through Friday). Facilities Planning and Services shall monitor compliance.</p>	<p>Compliance with project and County noise standards during demolition activities.</p>	<p>Ongoing compliance with project and County noise standards.</p>	<p>Facilities Planning and Services</p>
<p>6d. The construction contracts for demolition and construction of the Administration building shall require use of quieter jackhammers (i.e. rotary pneumatic compressors and electro-pneumatic jackhammers). Use of any machine-mounted hydraulic jackhammers shall be limited to 8 am to 5 pm Monday through Friday. Hourly limitations do not apply when the building shell is complete. Facilities Planning and Services shall monitor compliance.</p>		<p>Ongoing compliance with project and County noise standards.</p>	<p>Facilities Planning and Services</p>
<p>6e. The construction contracts for construction activities for Phase 1 of the Lot F Parking Structure renovation shall require use of quieter jackhammers (i.e. rotary pneumatic compressors and electro-pneumatic jackhammers) for work within 750 feet of the face of the apartment buildings south of Redondo Beach Boulevard and for work located east of the Alondra Park lakeshore. Facilities Planning and Services shall monitor compliance.</p>		<p>Ongoing compliance with project and County noise standards.</p>	<p>Facilities Planning and Services</p>
<p>6f. Loudspeaker and other public address systems on campus shall be located and adjusted to register no more than 70 dB L max at the nearest offsite residences. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing restriction of loudspeaker and public address system noise levels to minimize noise impacts on adjacent areas.</p>		<p>Facilities Planning and Services</p>

<p>6g. The construction contracts for construction of the Lot C Parking Structure, Shops and Student Services buildings shall require use of quieter equipment (i.e. front loaders with rubber tires, factory recommended mufflers, onsite electrical sources for power equipment rather than diesel generators, sound blankets, temporary sound barriers as required by the College, and electric welders). Use of asphalt removal or installation equipment shall only occur during limited construction hours (8 am to 5 pm Monday through Friday). Equipment restrictions and hour limitations do not apply when the building shells are complete. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing compliance with project and County noise standards.</p>	<p>Facilities Planning and Services</p>
<p>6h. The hours of operations of the Stadium facilities shall be limited to 7:00 am to 11:00 pm weekdays except for special events or occasions approved by the Director of Facilities. Weekend special events within the complex such as tournaments, day-long-meets, marching bands shall not begin before 8:00 am on Saturday or 9:00 am on Sunday unless approved by the Director of Facilities. A week in advance, users shall file an Operations Schedule with the Director of Facilities for special events that identifies hours of use and major noise sources. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing compliance with project and County noise standards.</p>	<p>Facilities Planning and Services</p>
<p>6i. The College shall apply for an Access Permit and Letter of Agreement from the County of Los Angeles Park Department concerning the construction activities and operations occurring near or within Alondra Park prior to commencement of the project. All construction contracts for the Lot F Parking Structure renovation shall implement the mutually agreed on construction operations, standards and mitigation measures to reduce adverse noise, aesthetic, land use or intrusion</p>	<p>Ongoing compliance with project and County real estate and noise standards.</p>	<p>Facilities Planning and Services and County of Los Angeles Parks Department</p>

impacts within Alondra Park. These measures may include limitations on use of specific areas, specified hours of use for specific areas, use of specific construction equipment with reduced noise characteristics, park patron public safety measures, perimeter fencing and security. Special attention shall be given to any feasible mitigation measures that will reduce offsite construction noise impacts within the park east of the lake. The Agreement shall address all post project conditions that must be implemented, park design standards and financing responsibilities. Facilities Planning and Services shall monitor compliance.

6.j. At least one week prior to commencement of each major construction phase (including demolition and building construction phases), the prime contractor shall post notices of the expected duration and times of construction activities in a public viewing location visible from Manhattan Beach Boulevard. A contact name and 24-hour phone number for the contractor shall be identified in the notices to address any citizen concerns. The prime contractor shall review the phone messages daily and respond to the messages within 24-hours. A summary of all citizen concerns shall be forwarded to the Director of Facilities or his assignee by e-mail within two working days of receiving a message. Any major citizen concern shall be forwarded to the Director of Facilities or his assignee within eight hours. A written record of all messages received, and when and how the concern was addressed, shall be maintained by the prime contractor. The written records shall be forwarded to the Director of Facilities or his assignee monthly. All construction contracts for the prime contractors shall include this requirement. Facilities Planning and Services shall ensure compliance.

Address any citizen concerns for demolition and construction activities on campus south of Manhattan Beach Boulevard.

Facilities Planning and Services

7. Soils/Geology	
<p>7a. Prior to implementation, a Structural Building Assessment shall be completed for all buildings on campus proposed for renovation. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing requirements to assure public safety from seismic hazards.</p> <p>Facilities Planning and Services</p>
<p>7b. All recommendations in the final geotechnical report(s) for projects included in the 2012 Facilities Master Plan shall be included in construction contracts and implemented. The reports shall investigate both soil conditions and seismic hazards. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing requirements to assure public safety from seismic hazards.</p> <p>Facilities Planning and Services</p>
<p>7c. During construction grading and site preparation activities, the Contractor shall monitor all construction activities. In the event a paleontological find or a potential paleontological find is discovered, construction activities shall cease and the Contractor shall inform the Project Manager. A qualified paleontologist shall be contacted to analyze the find and recommend further appropriate measures to reduce further impacts on paleontological resources. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing requirements to assure appropriate actions for discovery of cultural resources.</p> <p>Facilities Planning and Services</p>
<p>7.d. A subsurface soil gas investigation shall be completed for any project site (other than the Stadium and Shops) when the geotechnical report indicates the potential of methane. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing requirements to assure public safety from potential methane levels above actionable standards.</p> <p>Facilities Planning and Services</p>
<p>7.e. If a subsurface soil gas assessment (e.g. methane and VOCs) indicates the potential for presence of methane above Department of Toxic and Control Substances (DTSC) and City of Los Angeles Department of Building and Safety (DBS) methane action levels, final design grading shall be completed prior to</p>	<p>Ongoing requirements to assure public safety from potential methane levels above actionable standards.</p> <p>Facilities Planning and Services</p>

implementation of soil gas monitoring. The soil gas monitoring shall evaluate the VOCs and methane concentrations throughout the project site. If additional measures are required they shall be designed to prevent accumulation of methane at actionable levels within confined spaces (e.g. ventilated attic spaces, installation of vapor barriers beneath structures, etc.). Within 60 days of the completion of soil gas monitoring on a graded site, a report shall be submitted to DTSC for review. Any measures required by DTSC for soil gas levels onsite shall be implemented prior to construction. Facilities Planning and Services shall ensure compliance.

8. Hydrology/Flooding

8a. The Master Campus Drainage Plan shall be updated prior to commencement of grading for the 2012 Facilities Master Plan. The plan shall comply with the State of California National Pollutant Discharge Elimination System (NPDES) Construction Activities Storm Water Discharge Permit (Construction Permit) regulations. When construction activities on campus constitute acreage at or above the threshold acreage, the College shall prepare a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program for the 2012 Facilities Master Plan. The Master Campus Drainage Plan shall meet any requirements of the County of Los Angeles Department of Public Works and the City of Torrance. All recommendations of the approved final drainage plan(s) shall be included in construction contracts and implemented. Facilities Planning and Services shall monitor compliance.

Ongoing provisions for compliance with Water Quality Management Plans.

Facilities Planning and Services

8b. All drainage improvements shall be consistent with the Master Campus Drainage Plan. All recommendations of the approved final drainage plan(s) shall be included in construction contracts and implemented.

Ongoing provisions for compliance with campus drainage plans.

Facilities Planning and Services

<p>Facilities Planning and Services shall monitor compliance.</p> <p>8c. Prior to excavation onsite for which the preliminary soils/geology report indicated groundwater may be encountered; any required permit for de-watering shall be obtained from the California Regional Water Quality Control Board, Los Angeles Region. If effluent concentrations exceed permit requirements, a carbon treatment system or equivalent system to remove pollutants shall be utilized prior to discharge. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing provisions for compliance with RWQCB regulations.</p>	<p>Facilities Planning and Services</p>
<p>9. Hazards</p>		
<p>9a. Prior to demolition or remodeling, onsite inspection and sampling in all buildings included in the 2012 Facilities Master Plan for renovation or demolition shall be completed by a qualified OSHA professional for asbestos contaminated building materials and the presence of lead-based paint. All final recommendations of the final approved report(s) shall be included in construction contracts and implemented. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing compliance with OSHA and SCAQMD regulations for ACBM materials or lead-based paint hazards.</p>	<p>Facilities Planning and Services</p>
<p>9b. All building plans for laboratories on campus shall be reviewed by the Department of State Architect, the State Fire Marshall and the County of Los Angeles Fire Department (Fire Prevention-Engineering Unit) for fire and hazard safety. All final recommendations of the final approved plan(s) shall be included in construction contracts and implemented. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing compliance with DSA regulations for fire and hazard safety in campus laboratories.</p>	<p>Facilities Planning and Services</p>
<p>9c. Prior to construction of storage areas onsite of potential hazardous chemicals and materials and operational plans shall be reviewed by the County of Los Angeles Fire Department. All recommendations of the final approved plans shall be included in construction documents, if applicable and implemented. Facilities Planning</p>	<p>Ongoing compliance with County of Los Angeles Fire Department regulations for storage of potential hazardous chemicals and materials on campus.</p>	<p>Facilities Planning and Services</p>

<p>and Services shall monitor compliance.</p> <p>9d. Prior to construction on campus in which potential hazards for soil contamination may exist (e.g. fuel storage or transfer areas, prior use with extensive chemical use, etc.) the College shall have a Phase One Environmental Site Assessment (ESA) prepared by a qualified Registered Environmental Assessor. All recommendations of the final approved reports shall be included in construction documents and implemented. If required, the reports shall be reviewed by the South Coast Air Quality Management District, County of Los Angeles Health Agency or the California Regional Water Quality Control Board. Facilities Planning and Services shall monitor compliance.</p> <p>9e. If soil contamination is suspected during construction of the project, construction in the area shall stop and Facilities Planning and Services notified. Any subsequent required investigation and/or remediation will be specified by DTSC, Facilities Planning and Services, and if required, by the South Coast Air Quality Management District, the County of Los Angeles Health Agency or the California Regional Water Quality Control Board. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing evaluation of potential hazards from contaminated soils.</p> <p>Ongoing evaluation of potential hazards from contaminated soils</p>	<p>Facilities Planning and Services</p> <p>Facilities Planning and Services</p>
<p>10. Biological Resources</p>		
<p>10a. Prior to removal of any trees on campus in or near construction areas during March-May, a qualified biologist shall survey the trees for active nesting sites. All recommendations of the final biological report shall be completed. Facilities Planning and Services shall monitor compliance.</p>	<p>Project compliance with CDFG regulations for rare and sensitive biological resources.</p>	<p>Facilities Planning and Services</p>
<p>11. Historic Resources</p>		
<p>11a. If feasible, the District agrees, and an application for a Historic District for the campus is approved by SHPO, all subsequent activities related to the 2012 Facilities Master Plan that</p>	<p>Project compliance with CEQA regulations, SHPO guidelines for historic resources, Secretary of the Interior's Standards (Grimmer and Weeks) and California Historical Building</p>	<p>Facilities Planning and Services</p>

<p>avoid adverse impacts by not materially altering the physical characteristics of buildings designated as Contributors to a Historic District must be implemented. Facilities Planning and Services shall ensure compliance.</p>	<p>Code 2010, (CCR Title 24, Part 8).</p>	
<p>11b. If feasible, the District agrees, and an application for a Historic District for the campus is approved by SHPO, the District shall retain the services of a qualified historic preservation consultant with experience in architectural preservation to review structural designs and monitor construction activities affecting historic resources to ensure protection of the historic fabric and compliance with approved designs in conformance with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Facilities Planning and Services shall ensure compliance.</p>	<p>Project compliance with CEQA regulations, SHPO guidelines for historic resources, Secretary of the Interior's Standards (Grimmer and Weeks) and California Historical Building Code 2010, (CCR Title 24, Part 8).</p>	<p>Facilities Planning and Services</p>
<p>11c. If an application for a Historic District for the campus is not approved, documentation shall be completed for all buildings recommended as Contributors to a Historic District using the Historic American Building Survey (HABS) Level 2 standards as guidelines for recording the buildings through photographs, drawings and written descriptions. Facilities Planning and Services shall ensure compliance.</p>	<p>Project compliance with HABS Level 2 standards. (Please note that this documentation will meet or exceed the standards adopted in the 2003 Mitigation Monitoring Program for historic resources).</p>	<p>Facilities Planning and Services</p>
<p>12. Socio-economics</p>		
<p>12a. Every five (5) years, projections of future campus employment shall be forwarded to the Southern California Association of Governments. Human Resources shall monitor compliance.</p>	<p>Ongoing provision for employment projections for SCAG forecasts.</p>	<p>Human Resources</p>
<p>13. Aesthetics</p>		
<p>13a. All new construction contracts shall implement those provisions of the Landscape Planting Concept Plan applicable to their projects. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing provision for consistency between projects and the campus Landscape Plan.</p>	<p>Facilities Planning and Services</p>
<p>13b. All lighting shall be directed onsite and not</p>	<p>Ongoing provision for minimizing glare from on</p>	<p>Facilities Planning and Services</p>

<p>spill over into offsite areas. All construction contracts shall include provisions defining the lighting for each project and direct light onsite. Facilities Planning and Services shall monitor compliance.</p>	<p>campus lighting.</p>	
<p>13c. Exterior building materials, colors and signage shall be reviewed by Facilities Planning and Services. All construction contracts shall specify these items and implement the final recommendations. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing provision for consistency between projects and the local built environment.</p>	<p>Facilities Planning and Services</p>
<p>13d. All new construction contracts shall implement applicable requirements of the Campus-wide Wayfinding Signage Plan for their projects. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing provision for consistency between projects and the Signage Plan.</p>	<p>Facilities Planning and Services</p>
<p>14. Campus Security</p>		
<p>14a. The Campus Police Department shall keep the Sheriff Department informed of anticipated major changes in circulation patterns and parking, and any special security needs related to campus construction and operation. The Campus Police Department shall monitor compliance.</p>	<p>Ongoing communication of campus circulation and parking conditions.</p>	<p>Campus Police Department</p>
<p>14b. Within six months of certification of the 2012 Final EIR for the 2012 Facilities Master Plan, the Campus Police Department shall project their Department personnel and equipment needs to accommodate the student, staff and facility increases projected in the <i>Facilities Master Plan</i> for 2015 and 2020. The plan shall provide for student, staff and visitor security upon buildout of the 2012 Facilities Master Plan. (Revisions to the Code Blue Emergency Phone System and revision to the assignment of Evening Escorts shall be included in each plan). The Campus Police Department shall ensure compliance.</p>	<p>Ongoing provision for adequate police services on campus.</p>	<p>Campus Police Department</p>
<p>14c. The Campus Police Department shall approve a Security Construction Plan addressing the direct and indirect security</p>	<p>Ongoing provision for adequate security plans on campus.</p>	<p>Campus Police Department</p>

<p>needs for all construction activities associated with the 2012 <i>Facilities Master Plan</i>. For each project, the special public security and safety needs of buildings during demolition, new construction or remodeling, construction site security, transport and storage of construction materials and equipment, construction employee parking, construction employee security clearances, and non-construction student/employee safety near construction areas shall be addressed. Facilities Planning and Services shall ensure compliance.</p>		
<p>14d. Prior construction of 2012 Facilities Master Plan projects, the Campus Police Department shall review a parking, pedestrian, circulation and signage plan to address public safety needs on campus during the construction period. Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing provision for maintaining safety personnel and equipment to serve campus needs at buildout.</p>	<p>Public Safety</p>
<p>14e. The Public Safety Department shall complete a security construction plan to address direct and indirect security needs for all construction activities associated with the 2012 Facilities Master Plan. The special public safety needs of buildings (i.e. demolition, new construction and remodeling), construction sites, transport of construction materials and equipment, construction parking and use of construction equipment shall be addressed. Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing provision for maintaining safety personnel and equipment to serve campus needs during construction.</p>	<p>Public Safety</p>
<p>15. Lot F Channel Parking Structure</p>		
<p>15a. Pedestrian and vehicular access to all active construction areas in the Lot F Parking Structure shall be restricted to ensure public safety. Construction vehicular equipment routes shall be planned to minimize conflicts with non-construction vehicles and pedestrians. Flag persons and special signalization shall be used to assure safe passage for construction equipment. Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing efforts to ensure public safety during construction.</p>	<p>Facilities Planning and Services</p>

16. Transit Services

<p>16a. The Bursar Office at El Camino College shall participate in the Metrolink College Student Discount Pass Program and offer students discount bus passes for transit lines which offer them. Registration materials for each term shall inform student of its availability. Auxiliary Services shall monitor compliance.</p> <p>16b. Schedule/fee information for Gardena Municipal Bus Lines, Torrance Transit System and the County of Los Angeles Metropolitan Transit Authority shall be made available for students for each term. The College shall offer students discount bus passes for transit lines which offer them. Planning and Services shall monitor compliance.</p>	<p>Ongoing provision for bus passes for campus students.</p> <p>Ongoing provision for up to date information on area transportation services.</p>	<p>Auxiliary Services</p> <p>Auxiliary Services</p>
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17. Water

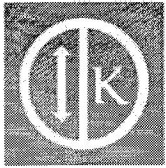
<p>17a. Facilities Planning and Services shall update the Domestic Water Plan and the Fire Loop Piping System to serve buildout of the 2012 Facilities Master Plan. All subsequent development projects shall implement the Plan and System. Facilities Planning and Services shall ensure compliance.</p> <p>17b. The Domestic Water Plan, Chilled Water Piping Plan and Heated Hot Water Piping Plan shall be updated to conform with the 2012 Facilities Master Plan. Recommendations of the three plans shall be included in construction contracts and implemented. Facilities Planning and Services shall monitor compliance.</p> <p>17c. Facilities Planning and Services shall obtain all permits and water commitments required by the Torrance Municipal Water District to serve buildout of the 2012 Facilities Master Plan. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing provisions for adequate and safe water delivery and fire suppression systems on campus.</p> <p>Ongoing provisions for adequate and safe cold and water delivery systems on campus.</p> <p>Ongoing provisions for adequate and safe water delivery systems on campus.</p>	<p>Facilities Planning and Services</p> <p>Facilities Planning and Services</p> <p>Facilities Planning and Services</p>
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18. Wastewater

<p>18a. The Sanitary Sewer Piping Plan shall be updated to conform with the 2012 Facilities Master Plan. Recommendations of the approved Plan shall be included in construction</p>	<p>Ongoing provisions for adequate and safe wastewater delivery systems on campus.</p>	<p>Facilities Planning and Services</p>
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contracts and implemented. Facilities Planning and Services shall monitor compliance.		
18b. Facilities Planning and Services shall obtain all permits required by the Consolidated District of Los Angeles County for wastewater service. These requirements shall be included in construction contracts. Facilities Planning and Services shall monitor compliance.	Ongoing compliance with CSDLs regulations.	Facilities Planning and Services
19. Natural Gas		
19a. The Gas Piping Plan, Communication Ductbank Plan, Emergency Distribution System Plan and Primary Electrical Distribution Plan updated to conform with the 2012 Facilities Master Plan. The plans shall specify revisions and additions to these utility systems within the campus needed for buildout of the 2012 <i>Facilities Master Plan</i> . Recommendations of the approved plans shall be included in construction contracts and implemented. Facilities Planning and Services shall monitor compliance.	Ongoing provisions for adequate and safe utility delivery systems on campus.	Facilities Planning and Services
19b. Facilities Planning and Services shall obtain all permit approval(s) and service commitments required by the Southern California Gas Company for natural gas service. These requirements shall be included in construction contracts and implemented. Facilities Planning and Services shall ensure compliance.	Ongoing provisions for safe natural gas public systems on campus.	Facilities Planning and Services
20. Electricity		
20a. Facilities Planning and Services shall obtain all approval(s) required by Southern California Edison for electrical service. These requirements shall be included in construction contracts and implemented. Facilities Planning and Services shall ensure compliance.	Ongoing provisions for adequate and safe electrical systems on campus.	Facilities Planning and Services
21. Solid Waste		
21a. All solid waste collection system plans and equipments needed for buildout of the 2012 <i>Facilities Master Plan</i> . Shall be updated. Facilities Planning and Services shall monitor compliance.	Ongoing provisions for adequate solid waste collection and disposal.	Facilities Planning and Services

Appendix D
Other Correspondence



KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

July 9, 2013

Mr. Sid Lindmark, AICP
SID LINDMARK, AICP
10 Aspen Creek Lane
Laguna Hills, CA 92653

Dear Mr. Lindmark:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to provide this letter in response to comments received on June 24, 2013 from the City of Lawndale Community Development Manager, Mr. Perry A. Banner. The El Camino College 2012 Facilities Master Plan Traffic Impact Analysis was prepared by Kunzman Associates, Inc. (October 22, 2012). The comments made by Mr. Banner are regarding his review of the Draft Subsequent EIR for the El Camino College 2012 Facilities Master Plan. This letter addresses the comments regarding Appendix B – Traffic Study part of the Draft Environmental Impact Report. The comments made by Mr. Banner have been numbered and included in Appendix A.

COMMENT 1

On page 5, Off-Site Mitigation Measures, item 1 indicates Caltrans “shall implement the lane improvements at the I-405 Freeway S/B ramps/Redondo Beach Boulevard intersection.” Table 12 on page 65 shows the improvement to be conversion of the E/B right turn to a through/right shared lane. The E/B lane is achieved by a left turn at this intersection and a through lane is not possible due to the restricted access onto Osage Avenue. Please double check the location and source of improvement information.

RESPONSE TO COMMENT 1

The recommended improvement is for an eastbound right turn lane, which is the right turn lane on the west leg of the intersection at I-405 Freeway S/B ramps/Redondo Beach Boulevard. It will not interfere with the restricted access onto Osage Avenue. It is a feasible mitigation due to the width of the lane and with partial restriction of parking along the south side of the west leg.

COMMENT 2

On page 5, Off-Site Mitigation Measures, item 2 indicates County of LA and City of Lawndale “shall implement the lane improvements at the Prairie Avenue/Redondo Beach Boulevard intersection.” Table 12 on page 65 shows the improvement to be conversion of the E/B right turn to a through/right shared lane. The right turn pocket is in the City of Torrance and the City of Lawndale has no jurisdiction over the lane. Please double check the location and source of improvement information.

1111 TOWN & COUNTRY ROAD, SUITE 34
ORANGE, CALIFORNIA 92868
(714) 973-8383

WWW.TRAFFIC-ENGINEER.COM

Mr. Sid Lindmark, AICP
SID LINDMARK, AICP
July 9, 2013

RESPONSE TO COMMENT 2

The traffic study will be revised to include City of Torrance instead of City of Lawndale for the lane improvement at the Prairie Avenue/Redondo Beach Boulevard intersection.

COMMENT 3

Please state the assumption (source of information) to translate student population increase to number of vehicles generated, which is the basis of the traffic study.

RESPONSE TO COMMENT 3

The Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012 states:

“Acreage, floor space, staff and parking accommodations varied widely with the populations served and the social and economic characteristics of area; thus, the number of students may be a more reliable independent variable on which to establish trip generation rates.”

The college was in full session during the analysis and traffic survey. Therefore, the projected increase of student population was applied to the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012 rates for a community college land use for the traffic study.

COMMENT 4

What are the actual AM and evening peak hours used in the study? There is no reference to specific hours of day.

RESPONSE TO COMMENT 4

There are two peak hours in a weekday. The morning peak hour is between 7:00 AM and 9:00 AM, and the evening peak hour is between 4:00 PM and 6:00 PM. The actual peak hour within the two-hour interval is the four consecutive 15-minute periods with the highest total volume when all movements are added together. Thus, the evening peak hour at one intersection may be 4:45 PM to 5:45 PM if those four consecutive 15-minute periods have the highest combined volume.

COMMENT 5

What is meant by the evening peak hour? Is it the same as PM peak? If not, why is evening peak hour used instead of the roadway PM hour?

RESPONSE TO COMMENT 5

Evening peak hour and PM peak are the same.

Mr. Sid Lindmark, AICP
SID LINDMARK, AICP
July 9, 2013

COMMENT 6

The trip distribution map on page 31 of the appendix shows percentage assigned and the legend indicates "To/From." Is it assumed that outbound and inbound traffic will be equal in terms of percentages?

RESPONSE TO COMMENT 6

It is assumed that outbound and inbound traffic will be equal in terms of percentages.

COMMENT 7

On the trip distribution map, only 3% is assigned to travel south on Prairie Avenue. What is the basis of this assumption, giving that Redondo Beach and Artesia provide freeway connections?

RESPONSE TO COMMENT 7

The assumption is that the majority of the students that are coming to and from north of the I-405 Freeway will use Redondo Beach Boulevard to get to and from the ramps, this route is considered to have the least amount of turns and is the shortest path. Also, the assumption is that the majority of the students that are coming to and from south of the I-405 freeway will use Crenshaw Boulevard, which is also a route to the SR-91 Freeway. Through field observations, students are taking those common routes.

COMMENT 8

The trip distribution map shows 5% traveling south on Hawthorne Boulevard (south of Manhattan Beach Boulevard and presumably the same percentage in opposite direction). The Hawthorne Boulevard on and off-ramps should be analyzed for project impacts.

RESPONSE TO COMMENT 8

In Los Angeles County, the minimum project added traffic that is needed before an intersection has to be studied is if the project adds 50 two way trips in either the morning or evening weekday peak hour. As shown on the trip distribution map, it shows only 5% of the project trips will approach the Hawthorne Boulevard on and off-ramps, which is less than 50 two way trips (436 maximum peak two way project trips X 5% = 21.8 project trips).

COMMENT 9

The trip distribution map shows 6% traveling west on Manhattan Beach (and presumably same percentage in opposite direction) past the 405 Freeway. As such, the intersection of Manhattan Beach and Inglewood should be analyzed for project impacts.

Mr. Sid Lindmark, AICP
SID LINDMARK, AICP
July 9, 2013

RESPONSE TO COMMENT 9

In Los Angeles County, the minimum project added traffic that is needed before an intersection has to be studied is if the project adds 50 two way trips in either the morning or evening weekday peak hour. As shown on the trip distribution map, it shows only 5% of the project trips will approach the intersection of Manhattan Beach and Inglewood Avenue, which is less than 50 two way trips (436 maximum peak two way project trips X 5% = 21.8 project trips).

COMMENT 10

On page 72, item B1. Please note comment 1 above.

RESPONSE TO COMMENT 10

Refer to response to comment 1 above.

COMMENT 11

On page 72, item B2. Please note comment 2 above.

RESPONSE TO COMMENT 11

Refer to response to comment 2 above.

COMMENT 12

On Page 73, item C5 states, "The college shall consult with the effected cities on a truck haul route plan...with more than eighty (80) trucks per day..." What is the basis for stating 80 trucks per day? The statement should read, "The college contractors will obtain truck hauling permits from effected cities for earth and material hauling activities."

RESPONSE TO COMMENT 12

The 80 trucks per day was provided by the client, Mr. Bob Gann. It is unclear as to which party has jurisdictional authority of this matter given the project is a community college. The traffic study will include "All legal vehicles per the State of California shall respect all bordering jurisdiction's truck routes and ordinances". As stated on Page 73, item C5, "Hauling of earth materials shall only occur between 9:00 AM and 2:00 PM Monday through Friday and between 8:00 AM and 5:00 PM on Saturdays," which is during non-peak hours and will not have any traffic impact during peak hours. It should be also noted that the 80 trucks per day trips, spread over the hours of the day, will be insignificant and will not exceed the 50 two way trips at any intersections/freeway ramps.

Mr. Sid Lindmark, AICP
SID LINDMARK, AICP
July 9, 2013

It has been a pleasure to service your needs on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES, INC.

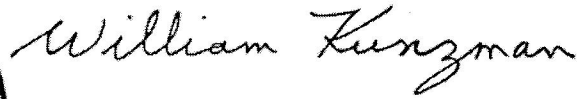


Carl Ballard, LEED GA
Principal Associate

#4897



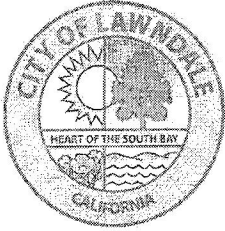
KUNZMAN ASSOCIATES, INC.



William Kunzman, P.E.
Principal

APPENDIX A

Comment Letter



June 24, 2013

Tom Brown, Director
Facilities Planning and Services
El Camino College
16007 Crenshaw Blvd.
Torrance, CA 90506

Subject: El Camino College 2012 Facilities Master Plan Draft Subsequent EIR

Dear Mr. Brown:

The City of Lawndale has received the Draft Subsequent EIR for the El Camino College 2012 Facilities Master Plan. We appreciate the opportunity to comment on the EIR and congratulate the college for the proposed improvements to the campus. Having reviewed the document, the City of Lawndale has the following comments:

Appendix B – Traffic Study

1. On page 5, Off-Site Mitigation Measures, item 1 indicates Caltrans “shall implement the lane improvements at the I-405 Freeway S/B ramps/Redondo Beach Boulevard intersection.” Table 12 on page 65 shows the improvement to be conversion of the E/B right turn to a through/right shared lane. The E/B lane is achieved by a left turn at this intersection and a through lane is not possible due to restricted access onto Osage Avenue. Please double check the location and source of improvement information.
2. On page 5, Off-Site Mitigation Measures, item 2 indicates County of LA and City of Lawndale “shall implement the lane improvements at the Prairie Avenue/Redondo Beach Boulevard intersection.” Table 12 on page 65 shows the improvement to be conversion of the E/B right turn to a through/right shared lane. The right turn pocket is in the City of Torrance and the City of Lawndale has no jurisdiction over the lane. Please double check the location and source of improvement information.
3. Please state the assumption (source of information) to translate student population increase to number of vehicles generated, which is the basis of the traffic study.
4. What are the actual AM and evening peak hours used in the study? There is no reference to specific hours of day.

5. What is meant by the evening peak hour? Is it the same as PM peak? If not, why is evening peak hour used instead of the roadway PM hour?
6. The trip distribution map on page 31 of the appendix shows percentages assigned and the legend indicates "To/From." Is it assumed that outbound and inbound traffic will be equal in terms of percentages?
7. On the trip distribution map, only 3% is assigned to travel south on Prairie Avenue. What is the basis of this assumption, given that Redondo Beach and Artesia provide freeway connections?
8. The trip distribution map shows 5% traveling south on Hawthorne Boulevard (south of Manhattan Beach Boulevard and presumably the same percentage in opposite direction). The Hawthorne Boulevard on and off-ramps should be analyzed for project impacts.
9. The trip distribution map shows 6% traveling west on Manhattan Beach (and presumably same percentage in opposite direction) past the 405 Freeway. As such, the intersection of Manhattan Beach and Inglewood should be analyzed for project impacts.
10. On page 72, item B1. Please note comment 1 above.
11. On page 72, item B2. Please note comment 2 above.
12. On Page 73, item C5 states, "The college shall consult with the effected cities on a truck haul route plan... with more than eighty (80) trucks per day..." What is the basis for stating 80 trucks per day? The statement should read, "The college contractors will obtain truck hauling permits from effected cities for earth and material hauling activities."

If you have any questions regarding these comments, please contact me at (310) 973-3206.

Sincerely,



Perry A. Banner
Community Development Manager
Community Development Department

Cc: Steve Mandoki, City Manager
Otis Ginoza, Deputy City Manager
Nasser Abbaszadeh, Director of Public Works