

*EL CAMINO COMMUNITY COLLEGE DISTRICT*  
*CEQA ENVIRONMENTAL CHECKLIST -3/22/2010*  
*Facilities Planning and Services, 16007 Crenshaw Boulevard, Torrance, California 90506*  
*(310) 660-3693, Extension 6172*

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1. Project Title: 2012 Facilities Master Plan El Camino College
2. Lead Agency Name and Address: El Camino Community College District  
16007 Crenshaw Boulevard  
Torrance, California 90506
3. Contact Person and Phone Number: Tom Brown, Director, (310) 660-3177, Ext. 6172
4. Project Location: 16007 Crenshaw Boulevard County of Los Angeles,  
Latitude: 33° 56' North, Longitude: 117° 54' West
5. Project Sponsor's Name and Address: Same as Item 2
6. General Plan Designation: Public/Semi-Public Facility (County of Los Angeles)  
Public/Quasi-Public (City of Torrance)
7. Zoning: A-1 and Open Space & C-2 respectively
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. (Attach additional sheets if necessary)  
  
Construction, operation and maintenance of facilities in the 2012 Facilities Master Plan to accommodate projected student enrollments in 2020. A net increase of 34,721 ASF will result from project buildout, with approximately 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 Structure. The project will serve an increase of 63,206 WSCH or an increase of approximately 3,600 FTES.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)  
  
Alondra Park and Golf Course is located to the west, El Camino Village to the north, commercial uses in Gardena to the east and residential uses and an elementary school in Torrance to the south.
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).  
None

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below (  ) would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

	Aesthetics		Hazards & Hazardous Materials		Recreation
	Agricultural and Forest Resources		Hydrology/Water Quality	<input checked="" type="checkbox"/>	Transportation/Traffic
<input checked="" type="checkbox"/>	Air Quality		Land Use/Planning		Utilities/Service Systems
	Biological Resources		Mineral Resources		Mandatory Findings of Significance
<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Noise		
<input checked="" type="checkbox"/>	Geology/Soils		Population/Housing	<input checked="" type="checkbox"/>	Parking
<input checked="" type="checkbox"/>	Greenhouse Gas Emissions		Public Services		None

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a “potential significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	<input checked="" type="checkbox"/>
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Printed Name For

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:
  - (a) Earlier Analysis Used. Identify and state where they are available for review.
  - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>1. AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?				■
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				■
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				■
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			■	
<b>2. AGRICULTURE AND FOREST RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board. Would the project?				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?				■
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				■
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220 (g)) timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104 (g))?				■
d) Result in loss of forest land or conversion of forest land to non-forest use?				■
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				■
<b>3. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				■
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	■			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				■
d) Expose sensitive receptors to substantial pollutant concentrations?			■	
e) Create objectionable odors affecting a substantial number of people?			■	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				■
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?				■
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				■
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				■
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				■
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				■
<b>5. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				■
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?			■	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				■
d) Disturb any human remains, including those interred outside of formal cemeteries?				■
<b>6. GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				■
(ii) Strong seismic ground shaking?			■	
(iii) Seismic-related ground failure, including liquefaction?			■	
(iv) Landslides?			■	

<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(b) Result in substantial soil erosion or the loss of topsoil?				■
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	■			
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				■
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				■
<b>7. GREENHOUSE GAS EMISSIONS.</b> Would the project?				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?			■	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			■	
<b>8. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project?				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			■	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?			■	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				■
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?				■
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				■
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				■
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				■
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				■
<b>9. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements?				■

<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				■
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				■
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of surface runoff in a manner which would result in flooding on- or off site?				■
e) Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			■	
f) Otherwise substantially degrade water quality?			■	
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				■
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				■
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				■
j) Inundation by seiche, tsunami, or mudflow?				■
<b>10. LAND USE AND PLANNING. Would the project:</b>				
a) Physically divide an established community?				■
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		■		
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				■
<b>11. MINERAL RESOURCES. Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				■
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				■

<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>12. NOISE.</b> Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	■			
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			■	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			■	
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			■	
e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				■
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				■
<b>13. POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				■
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				■
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				■
<b>14. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			■	
b) Police protection?			■	
c) Schools?			■	
d) Parks?			■	
e) Other public facilities?			■	
<b>15. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			■	



<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				■
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**16. TRANSPORTATION/TRAFFIC.** Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	■			
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b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			■	
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				■
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d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				■
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e) Result in inadequate emergency access?			■	
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f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?			■	
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**17. UTILITIES AND SERVICE SYSTEMS.** Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				■
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b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				■
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c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				■
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d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				■
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e) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				■
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f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				■
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Comply with federal, state, and local statues and regulations related to solid waste?				■
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**18. MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				■
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b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?			■	
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		■		
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Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Sections 65088.4, Gov. Code; Section 21080, 21083.05, 21082.1, 21095, Pub. Resources Code; eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4<sup>th</sup> 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4<sup>th</sup> at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal. App.4<sup>th</sup> 656.

**Table 1**  
**MITIGATION MONITORING PROGRAM – April 18, 2013**  
**2012 Facilities Master Plan El Camino College Draft Subsequent Program EIR SCH 200301641**  
**CEQA Guidelines Section 15097**

Mitigation Measures	Monitoring Action	Department Responsible
<b>1. Land Use</b>		
<p>1a. All future construction projects on campus, shall be substantially consistent with the 2012 Facilities Master Plan. Building locations and total square footage (ASF) shall be in substantial conformance with the <i>Programming Planning Schedule</i>. Facilities Planning and Services shall ensure compliance.</p>	<p>Ongoing review of consistency between individual projects and 2012 Facilities Master Plan.</p>	<p>Facilities Planning and Services</p>
<b>2. Traffic/Circulation</b>		
<p>2a. Contractors shall submit traffic handling to Facilities Planning and Services and to the Campus Police Department prior to commencement of demolition or grading. The plans and documents shall comply with the Work Area Traffic Control Handbook (WATCH). Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing assurance of public safety at or near project construction sites.</p>	<p>Facilities Planning and Services</p>
<p>2b. Demolition and construction contracts shall include plans for temporary sidewalk closure, pedestrian safety on adjacent sidewalks, and vehicle and pedestrian safety along the project perimeter, along construction equipment haul routes on campus and near onsite construction parking areas. These plans shall be reviewed by the Public Safety Department and approved by the Campus Police Department and approved by Facilities Planning and Services. Facilities Planning and Services shall monitor compliance.</p>	<p>Ongoing assurance of public safety at or near project construction sites.</p>	<p>Purchasing</p>

<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/182<sup>nd</sup> 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>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 improvements at campus intersections.</p>	<p>Facilities Planning and Services</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><b>3. Campus Parking/Pedestrian Paths</b></p>		
<p>3a. A temporary parking program shall be implemented during the Lot F Parking Structure construction that results in a less than a ninety-five (95) percent 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 construction and upon buildout of the 2012 Facilities Master Plan.</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 compliance.</p>	<p>Ongoing supply of parking on campus to meet college demands.</p>	<p>Facilities Planning and Services</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 factor of 0.28 spaces per FTES is exceeded. The offer days and the discount (e.g. 10 percent or more) shall be included in campus publications, the</p>	<p>Temporary provision for maintaining adequate parking during construction periods.</p>	<p>Facilities Planning and Services</p>

<p>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><b>4. Air Quality</b></p>		
<p>4a. All contractors shall comply with all feasible Best Available Control Measures (BACM) in Rule 403 included in Table 1: Best Available Control Measures Applicable to All Construction Activity Sources. In addition, the project shall comply with at least one of the following Track-Out Control Options: (a) Install a pad consisting of washed gravel (minimum-size: one inch) maintained in a clean condition to a depth of at least six inches and extending at least 20 feet wide and 50 feet long, (b) Pave</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>



<p>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 under carriages 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.</p>		
<p>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 according to the adopted project start date</p>	<p>Ongoing compliance with CARB and EPA regulations to reduce air quality emissions. The mitigation measure replaces Mitigation Measure 3b in the 2008 FEIR.</p>	<p>Purchasing</p>

<p>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 offsite 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. A copy of each unit's certified tier specification,</p>	<p>Ongoing compliance with EPA and CARB regulations to reduce diesel particulate emissions.</p>	<p>Facilities Planning and Services</p>

<p>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>Facilities Planning and Services</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 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>Facilities Planning and Services</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 compliance for the installation using U-factors from Table</p>	<p>Ongoing compliance with CalGreen voluntary regulations to reduce cumulative GHG emissions in the SCAB.</p>	<p>Facilities Planning and Services</p>

<p>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>
<p><b>6. Noise</b></p>		
<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 vehicles with alarms may be towed from</p>	<p>Ongoing restriction on vehicle alarms to minimize noise impacts on adjacent areas.</p>	<p>Public Safety</p>

parking areas if alarms sound for more than five minutes. The Public Safety Department shall ensure compliance.		
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.	Compliance with project and County noise standards during demolition activities.	Facilities Planning and Services
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.	Ongoing compliance with project and County noise standards.	Facilities Planning and Services
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.	Ongoing compliance with project and County noise standards.	Facilities Planning and Services
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.	Ongoing restriction of loudspeaker and public address system noise levels to minimize noise impacts on adjacent areas.	Facilities Planning and Services

<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 impacts within Alondra Park. These measures</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>

<p>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.</p>		
<p>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.</p>	<p>Address any citizen concerns for demolition and construction activities on campus south of Manhattan Beach Boulevard.</p>	<p>Facilities Planning and Services</p>



**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 implementation of soil gas monitoring. The soil</p>	<p>Ongoing requirements to assure public safety from potential methane levels above actionable standards.</p>	<p>Facilities Planning and Services</p>

<p>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.</p>		
<p><b>8. Hydrology/Flooding</b></p>		
<p>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 <i>Master Campus Drainage Plan</i> 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.</p>	<p>Ongoing provisions for compliance with Water Quality Management Plans.</p>	<p>Facilities Planning and Services</p>
<p>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. Facilities Planning and Services shall monitor</p>	<p>Ongoing provisions for compliance with campus drainage plans.</p>	<p>Facilities Planning and Services</p>

compliance.		
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.	Ongoing provisions for compliance with RWQCB regulations.	Facilities Planning and Services
<b>9. Hazards</b>		
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.	Ongoing compliance with OSHA and SCAQMD regulations for ACBM materials or lead-based paint hazards.	Facilities Planning and Services
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.	Ongoing compliance with DSA regulations for fire and hazard safety in campus laboratories.	Facilities Planning and Services
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 and Services shall monitor compliance.	Ongoing compliance with County of Los Angeles Fire Department regulations for storage of potential hazardous chemicals and materials on campus.	Facilities Planning and Services

<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>Ongoing evaluation of potential hazards from contaminated soils.</p>	<p>Facilities Planning and Services</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>Facilities Planning and Services</p>
<p><b>10. Biological Resources</b></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><b>11. Historic Resources</b></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 avoid adverse impacts by not materially altering</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>

the physical characteristics of buildings designated as Contributors to a Historic District must be implemented. Facilities Planning and Services shall ensure compliance.		
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.	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).	Facilities Planning and Services
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.	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).	Facilities Planning and Services
<b>12. Socio-economics</b>		
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.	Ongoing provision for employment projections for SCAG forecasts.	Human Resources
<b>13. Aesthetics</b>		
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.	Ongoing provision for consistency between projects and the campus Landscape Plan.	Facilities Planning and Services
13b. All lighting shall be directed onsite and not spill over into offsite areas. All construction	Ongoing provision for minimizing glare from on campus lighting.	Facilities Planning and Services

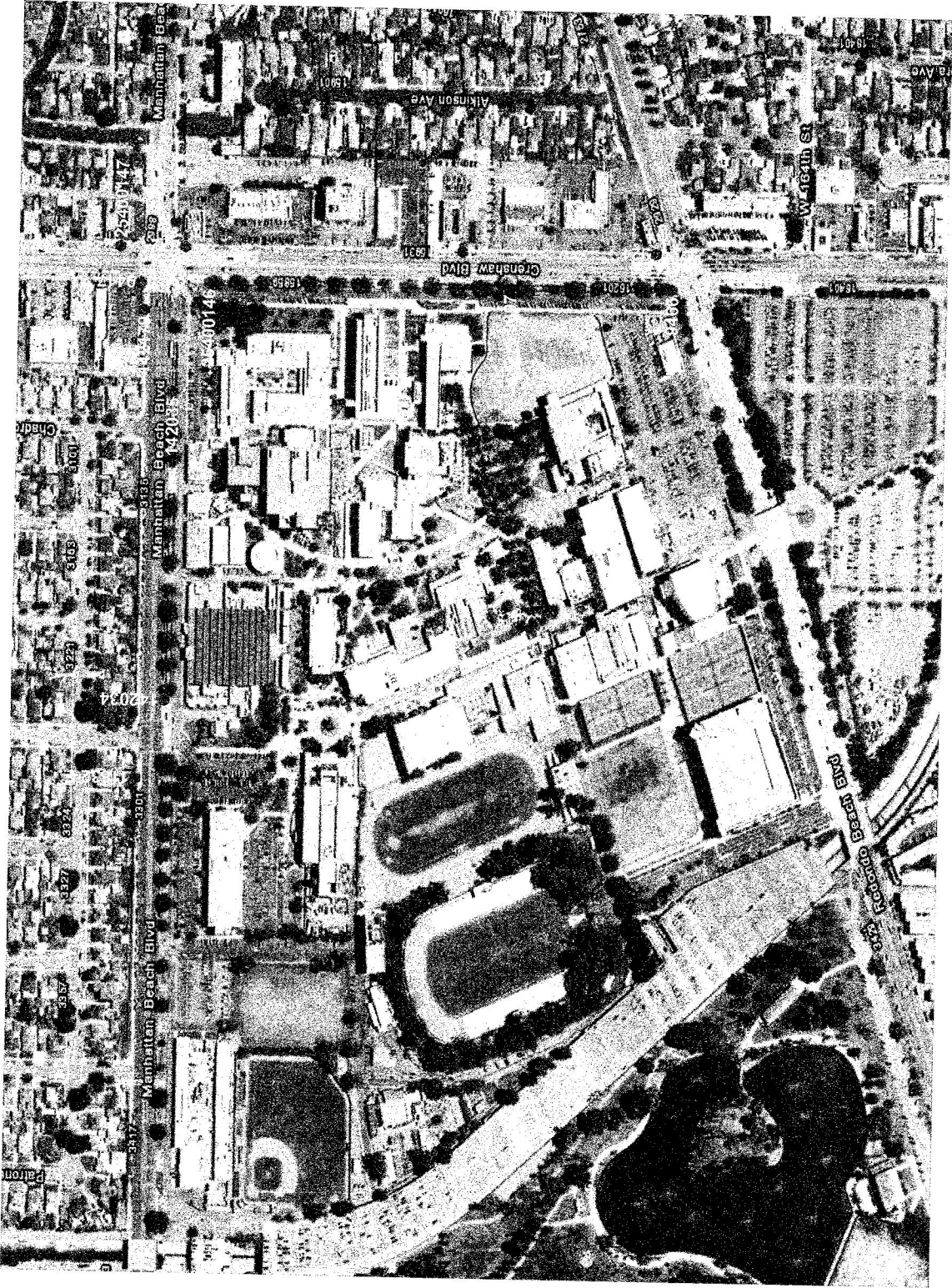
contracts shall include provisions defining the lighting for each project and direct light onsite. Facilities Planning and Services shall monitor compliance.		
13c. Exterior building materials, colors and signage shall be reviewed by Facilities Planning and Services. All construction contracts shall specify these items and implement the final recommendations. Facilities Planning and Services shall monitor compliance.	Ongoing provision for consistency between projects and the local built environment.	Facilities Planning and Services
13d. All new construction contracts shall implement applicable requirements of the Campus-wide Wayfaring Signage Plan for their projects. Facilities Planning and Services shall monitor compliance.	Ongoing provision for consistency between projects and the Signage Plan.	Facilities Planning and Services
<b>14. Campus Security</b>		
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.	Ongoing communication of campus circulation and parking conditions.	Campus Police Department
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.	Ongoing provision for adequate police services on campus.	Campus Police Department
14c. The Campus Police Department shall approve a Security Construction Plan addressing the direct and indirect security needs for all construction activities associated	Ongoing provision for adequate security plans on campus.	Campus Police Department

<p>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 <i>Facilities Master Plan projects</i>, 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 <i>Facilities Master Plan</i>. 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><b>15. Lot F Channel Parking Structure</b></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>
<p><b>16. Transit Services</b></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.	Ongoing provision for bus passes for campus students.	Auxiliary Services
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.	Ongoing provision for up to date information on area transportation services.	Auxiliary Services
<b>17. Water</b>		
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.	Ongoing provisions for adequate and safe water delivery and fire suppression systems on campus.	Facilities Planning and Services
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.	Ongoing provisions for adequate and safe cold and water delivery systems on campus.	Facilities Planning and Services
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.	Ongoing provisions for adequate and safe water delivery systems on campus.	Facilities Planning and Services
<b>18. Wastewater</b>		
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 contracts and implemented. Facilities Planning	Ongoing provisions for adequate and safe wastewater delivery systems on campus.	Facilities Planning and Services



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
<b>19. Natural Gas</b>		
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
<b>20. Electricity</b>		
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
<b>21. Solid Waste</b>		
21a. All solid waste collection system plans and equipments needed for buildout of the 2012 Facilities Master Plan. Shall be updated. Facilities Planning and Services shall monitor compliance.	Ongoing provisions for adequate solid waste collection and disposal.	Facilities Planning and Services



NTA

Line	Direction	DayType	Boarding	Alighting	Stopnum	Along	At	stopseq
126	E	1	0	10	142034	MANHATTAN BEACH	LEMOLI	23
126	E	1	3	7	142035	MANHATTAN BEACH	CHADRON	24
126	W	1	10	7	142179	MANHATTAN BEACH	CRENSHAW	25
126	W	1	3	1	11632	MANHATTAN BEACH	LEMOLI	26
210	N	1	144	37	921	CRENSHAW	REDONDO BEACH	12
210	N	1	160	36	851	CRENSHAW	EL CAMINO COLLEGE	13
210	N	1	399	28	872	CRENSHAW	MANHATTAN BEACH	14
210	S	1	27	278	9417	CRENSHAW	MANHATTAN BEACH	77
210	S	1	43	131	9397	CRENSHAW	EL CAMINO COLLEGE	78
210	S	1	35	119	9466	CRENSHAW	REDONDO BEACH	79
710	N	1	485	27	25400147	CRENSHAW	MANHATTAN BEACH	3
710	S	1	31	628	25400146	CRENSHAW	MANHATTAN BEACH	20

MTA  
Oct 2011

Riders On Line	Longitude	Latitude
230	-118.33025	33.88730
230	-118.32762	33.88728
230	-118.32693	33.88753
230	-118.33091	33.88754
15404	-118.32637	33.88318
15404	-118.32638	33.88483
15404	-118.32639	33.88719
15404	-118.32669	33.88756
15404	-118.32668	33.88442
15404	-118.32668	33.88304
8044	-118.32639	33.88774
8044	-118.32669	33.88698

NTA  
Oct 2011

**From:** Poirier, Rebecca (RPoirier@TorranceCA.gov)  
**To:** sidlindmark@att.net;  
**Date:** Tue, September 11, 2012 8:19:31 AM  
**Cc:**  
**Subject:** Public Records Request - Ridership data

Dear Mr. Lindmark,

In response to your California Public Records Request, the Transit Department has responded with the following data:

The following weekday boarding information:

**Line 2 northbound (weekday):**

Crenshaw/Redondo Beach: 11  
Crenshaw/El Camino Coll: 12  
Crenshaw/Manhattan Bch Bl: 32

**Line 2 southbound (weekday):**

Crenshaw/Redondo Beach: 18  
Crenshaw/El Camino Coll: 88  
Crenshaw/Manhattan Bch Bl: 12

**Line 5 Clockwise (weekday):**

Crenshaw/Redondo Beach: 2  
Crenshaw/El Camino Coll: 0  
Crenshaw/Manhattan Bch Bl: 0

**Line 5 Counter Clockwise (weekday):**

Crenshaw/Redondo Beach: 71  
Crenshaw/El Camino Coll: 97  
Crenshaw/Manhattan Bch Bl: 156

This request is complete. If you have any questions, you may contact our office.

Sincerely,

*Rebecca Poirier*

Master Municipal Clerk  
Deputy City Clerk

City of Torrance | 3031 Torrance Blvd. | Torrance CA 90503 |  
310.618.2872 voice | 310.618.2931 fax | [RPoirier@TorranceCA.gov](mailto:RPoirier@TorranceCA.gov) | [www.TorranceCA.gov](http://www.TorranceCA.gov)



*Looking Back, Moving Forward*  
*Celebrating Torrance Centennial 1912-2012*

*FY 2009-10*

**From:** Paula Faust (pfaust@gardenabus.com)  
**To:** sidlindmark@att.net;  
**Date:** Wed, November 7, 2012 5:12:18 PM  
**Cc:**  
**Subject:** RE: Ridership Data for El Camino College [Spam score:8%]

Gardena Municipal Bus Lines  
 Ridership Statistics - Service to El  
 Camino College  
 From Line by Line Survey conducted  
 in Fall 2010

Line 3 Crenshaw &  
 Redondo Beach Stop

Daily Total

Weekday	548
Sat	479
Sun	395

Line 4

Manhattan Beach and Crenshaw Stop

Daily Total

Weekday	95
Sat	25
Sun	22

\* ridership statistics before September 4, 2011 Service Change implemented.

Please let me know the purpose and use of these statistics. That would be much appreciated.  
 Thank you.

*Paula E. Faust*

Deputy Director of Transportation  
 Gardena Municipal Bus Lines  
 310-965-8811  
 310-538-1989 (fax)  
[pfaust@gardenabus.com](mailto:pfaust@gardenabus.com)

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**From:** Sidney Lindmark [mailto:sidlindmark@att.net]  
**Sent:** Wednesday, November 07, 2012 8:18 AM  
**To:** Paula Faust  
**Subject:** Ridership Data for El Camino College [Spam score:8%]

I'm running out of time here! Please forward any data you have on bus ridership to/from El Camino College.

Thanks!



## EL CAMINO COMMUNITY COLLEGE DISTRICT

16007 Crenshaw Boulevard, Torrance, California 90506-0001

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

[www.elcamino.edu](http://www.elcamino.edu)

January 24, 2013

Antoinette Fields  
Recreation Director  
Alondra Community Regional Park  
3850 W. Manhattan Beach Blvd.  
Lawndale, CA 90260

Re: Space Rental at Alondra Park

Dear Miss Fields:

This letter is a request to begin discussion to reach a memorandum of understanding for El Camino College to rent parking spaces at Alondra Park.

ECC will be renovating the parking structure at the west campus boundary, which is adjacent to Alondra Park, beginning in September 2013. The renovation will occur in three phases and it is anticipated the project will take two years to complete. During this time, the number of on-campus student parking spaces will be significantly reduced. The temporary rental of off-campus parking will be very important to mitigate the negative effects on our students.

Student demand for parking is highest on week days during the first four weeks of the Fall and Spring semesters. These are the periods ECC is interested in renting parking spaces at Alondra Park. Use of the parking areas is not needed for weekends. The tentative dates are:

### **Fall Semester 2013**

Monday 08/26/13 through Friday 08/30/13  
Monday 09/02/13 through Friday 09/06/13  
Monday 09/09/13 through Friday 09/13/13  
Monday 09/16/13 through Friday 09/20/13

### **Fall Semester 2014**

Monday 08/25/14 through Friday 08/29/14  
Monday 09/01/14 through Friday 09/05/14  
Monday 09/08/14 through Friday 09/12/14  
Monday 09/15/14 through Friday 09/19/14

### **Spring Semester 2014**

Monday 01/20/14 through Friday 01/24/14  
Monday 01/27/14 through Friday 01/31/14  
Monday 02/03/14 through Friday 02/07/14  
Monday 02/10/14 through Friday 02/14/14

### **Spring Semester 2015**

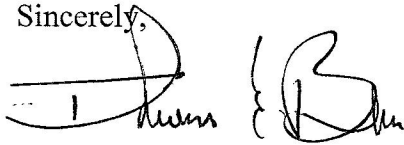
Monday 01/19/15 through Friday 01/23/15  
Monday 01/26/15 through Friday 01/30/15  
Monday 02/02/15 through Friday 02/06/15  
Monday 02/09/15 through Friday 02/13/15

There are two parking areas ECC is interested in renting, (1) the area north of Redondo Beach Blvd. east of the park entrance. This area contains approximately 160 parking spaces and (2) the

area south of Manhattan Beach Blvd. at the northeast corner of the park. This area contains approximately 100 parking spaces. The attached photograph shows the areas.

I'm sure you have questions and concerns about this request. In order to address them I'd like to meet you and discuss how we can make this a win-win situation for both Alondra Park and the students of El Camino College. I will contact you next week to arrange a meeting. Please feel free to contact me sooner if you desire.

Sincerely,

Handwritten signature of Thomas E. Brown, consisting of a stylized 'T' and 'B' followed by the name 'Brown'.

Thomas E. Brown  
Director of Facilities Planning and Services

Cc: Sid Lindmark

Attachment



Requested Parking Areas Shown in Red

