PROPOSED 2009 MASTER PLAN EIR PUBLIC COMMENT MEETING

August 13, 2009
and
August 15, 2009
Welcome

Los Angeles Mission College
Judith Valles, President
Karen A. Hoefel, Vice President

Los Angeles Community College District
Facilities Planning and Development

Gateway Science & Engineering
Prop A/AA Bond Program and Measure J Project Management

Leo A. Daly
Master Plan Architect

URS Corporation
Environmental Impact Report (EIR) Consultant
Agenda

EIR Process
Dev Vrat, AICP, Senior Urban and Environmental Planner
URS Corporation

Overview of the Proposed 2009 LAMC Master Plan
Mia Ibranan, Master Plan Designer
Leo A. Daly Architects

Draft EIR Summary
Ginger Torres, EIR Project Manager
URS Corporation

David Miller, Senior Transportation Planner
URS Corporation

Public Comment Opportunities
Annette Cortez, Public Outreach Manager
URS Corporation
EIR Public Comment Meeting Goal

Provide the Mission College community a forum to make comments on environmental issues related to or based on the review of the Draft EIR

- Understand the California Environmental Quality Act (CEQA) process and the role of the EIR
- Learn about the proposed 2009 LAMC Master Plan
- Hear the results of the Draft EIR
- Obtain public comments from the community on environmental issues related to or based on the review of the Draft EIR
EIR Process

Dev Vrat, AICP
Senior Urban and Environmental Planner
URS Corporation
Public Notice of Preparation of EIR / Initial Study of Issues

EIR Scoping Meetings / Public Advice on Environmental Issues (30 Days 4/10/09-5/11/09)

Draft EIR

45-Day Public Comment Period on Draft EIR / Public Comment Meetings (45 Days 7/16/09-9/1/09)

Final EIR Includes EIR changes in response to public comments

LACCD Public Hearing: Certify EIR / Approve Master Plan

Web site: www.lamission.edu/planning
Your Role in the 45-Day EIR Public Comment Period:

- Learn about the proposed 2009 Master Plan
- Answer the Questions:
  1. Does the EIR describe the environmental impacts?
  2. Does the EIR identify methods to reduce the impacts?
Overview of the PROPOSED 2009 LAMC MASTER PLAN

Mia Ibranan, Master Plan Designer
Leo A. Daly Architects
2009 Proposed New Development Areas

- HUBBARD STREET
- NURSERY PROPERTY
- LAMC MAIN CAMPUS
- ATHLETIC FIELDS
- STREET SCAPE IMPROVEMENTS
- Bridge
Proposed 2009 Master Plan

- Nursery Property: Temporary swing space/ permanent
20,000 square foot College Program and Activities Center
- Athletic Fields
- Eldridge Avenue Streetscape Improvements
Proposed 2009 Master Plan

Athletic Fields
Proposed 2009 Master Plan

Proposed 2009 Master Plan
Nursery Property: Temporary swing space/ permanent 20,000 square foot College Program and Activities Center
Proposed 2009 Master Plan

Eldridge Avenue Streetscape Improvements
LAMC Athletic Fields Complex

North: LAMC Parcel
6.4 acres

South: ACOE Parcel
8.2 acres

Purpose & Need:

- Expansion of Health & Fitness Programs
- Lack of outdoor athletic instructional facilities
- Lack of athletic competition fields
- Provide integrated collegiate Athletic Program facilities
Conceptual New Development Areas

LAMC Athletic Fields Complex

Amenities:
- NCAA* Baseball Field
- NCAA Softball Field
- NCAA Soccer Field
- Bank stabilization and improvements to SIBL** access road
- Bike and Pedestrian Access
- Press boxes
- Batting cages and bull pens
- Concession stand, restrooms, and storage
- Scoreboards

* NCAA = National Collegiate Athletic Association
** SIBL = Sylmar Independent Baseball League

(layout subject to change based on final Athletic Fields design)
2009 Proposed New Development Areas

Swing Space

Commercial Nursery on Hubbard Street, across from LAMC’s Library/LRC.

Purpose & Need:

- Temporary Swing Space Development
- Main Campus Build-out diminishes available open space
- Expansion of Academic Programming
Swing Space

- Acquisition of Hubbard Street property operating as a commercial nursery
- Property would allow for additional parking spaces and several bungalows to relocate here from the Main Campus
- Student Services building construction commences at former site of temporary bungalows
- Future long-term college use (e.g., permanent College Programs and Activities Center)
2009 Proposed New Development Areas

College Programs and Activities Center
2009 Proposed New Development Areas

Eldridge Avenue Streetscape Improvements
Between Harding and Hubbard Streets

Purpose & Need:

- Cracked Sidewalks
- Tree Uprooting
- Poor Lighting
- Desolate
- Will serve as the main pathway for students and faculty traveling between the Main and East Campuses.
2009 Proposed New Development Areas

Eldridge Avenue Streetscape Improvements

Eagle Path will connect the Main and East Campuses

Pedestrian Path & Streetscape Revitalization – Design Concept

Enlarged Portion of Proposed Streetscape Improvement
Summary of Draft EIR

Ginger Torres
EIR Project Manager
URS Corporation

David Miller
Senior Transportation Planner
URS Corporation
Significance of Impacts

Threshold of Significance

Worst-Case Impacts

Significant Impacts

Less-Than-Significant Impacts

No Impacts

- Biological Resources
- Cultural Resources
- Energy, Conservation, and Sustainability
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Public Services
- Recreation
- Utilities and Service Systems

Refer to the EIR for extensive “design features” in the project description and “mitigation measures.”
“Significant” Impacts – Exceed CEQA Guidelines threshold and cannot be mitigated to a less than significant level.

Project may be approved with significant impacts if the District adopts a Statement of Overriding Considerations. Prior to adopting this Statement, the District must weigh the benefits of a project against the unavoidable significant impacts. If the District determines that the benefits outweigh the impacts, then the EIR can be certified and the project can be approved.

• Aesthetics
• Air Quality
• Noise
• Transportation and Traffic
Aesthetics

Significant Impacts:

• Obstructed views of open space and hillsides; incongruous with the natural-appearing existing character of the site; would dominate attention.

• Field lighting would introduce ambient lighting that, in the absolute darkness of the existing site, would be noticeable.

• Inconsistencies with the Sylmar Community Plan.
Aesthetics

Temporary modular buildings – Hubbard Street Nursery Property Looking North

Existing

Visual Simulation
Aesthetics

Temporary modular buildings – Hubbard Street Nursery Property Looking Southwest

Existing

Visual Simulation
Aesthetics

College Programs & Activities Center – Hubbard Street Nursery Property Looking North

Existing

Visual Simulation (Conceptual)
Aesthetics

College Programs & Activities Center – Hubbard Street Nursery Property Looking Southwest

Existing

Visual Simulation (Conceptual)
Aesthetics

Existing View of Athletic Fields Site from Mountain Glen Terrace

Looking Left

Looking Right
Aesthetics

Visual Simulation of Proposed Athletic Fields Facilities from Mountain Glen Terrace

Looking Left

Looking Right
Aesthetics
Proposed Lighting Design

- More light on field
- Less spill off field
- Redirects Off-Field Spill Light
Aesthetics

Aerial View of Athletic Fields Proposed Lighting Design
Aesthetics

Existing Night View of Athletic Fields Site from Mountain Glen Terrace

Looking Left

Looking Right
Aesthetics

Visual Simulation of the Night View of the Proposed Athletic Fields Site from Mountain Glen Terrace
Aesthetics

Graphic Analysis of Solar Reflectivity off Solar Panels
Air Quality

Significant Impacts:

• Exceeds South Coast Air Quality Management District regional and localized construction thresholds for dust particles (PM10 and PM2.5).

• Exceeds interim greenhouse gas significance threshold (global warming) due to automobile use.
Noise

Significant Impact:

• Project construction noise would exceed the City of Los Angeles noise limits in the Draft City CEQA Thresholds Guide at both the Nursery Property site and Athletic Fields site.
Transportation and Traffic

Significant Impacts:

• The Maclay Street / Interstate 210 West bound Ramp intersection would experience severe congestion during the afternoon peak hours (4 to 6 pm).

• “Cumulatively” significant traffic congestion (considering other proposed projects in the area) would occur at the following intersections:
  - Hubbard Street between Gladstone Avenue and Fenton Avenue
  - Maclay Street between Gladstone Avenue and Fenton Avenue
Draft EIR Analysis

Project Alternatives

Alternatives Analyzed:

1 – No Project
2 – No Army Corps of Engineers Parcel
3 – No Athletic Fields Development
4 – No Nursery Property
5 – Reduced Development

Environmentally Superior Alternative:

3 – No Athletic Fields Development
Project Alternatives

Alternatives Considered:
• Alternatives Required by CEQA
• Alternatives Previously Identified in the 2007 Master Plan EIR
• Alternatives Suggested by the Community
• Other Off-site Alternatives

Screening Analysis:

Eliminated Alternatives that would not meet the project’s objectives. These included some of the Other Sites and Reduced Development Alternatives Considered.
Areas of Controversy

Identified during public scoping period

• Traffic and parking impacts
• Encroachment into the Nursery residential block
• Construction effects on adjacent residential areas – dust, noise, vibration, construction hours
• Public safety (evacuation) in case of catastrophic event
• Light and noise pollution from the Athletic Fields
• Change in visual character of Nursery property and Pacoima Wash property
• Conversion of passive recreation area to active recreation
• Continued transformation of Sylmar into a college town
• Alternative sites that would not further impact the surrounding community
Public Comment Opportunities

Annette Cortez
Public Outreach Manager
URS Corporation
Useful Public Comments

- Comments on the environmental impacts of the proposed 2009 Master Plan
- Comments on specific ways to reduce the environmental impacts (mitigation measures) of the proposed 2009 Master Plan

The Draft EIR is available for public review on the LAMC Web Site:

http://www.lamission.edu/planning
Draft EIR Comment Meeting

How to Submit Your Comment

1. Visit Comment Stations to fill out and submit comment forms
2. Visit Resource Stations to provide comments on flip charts
3. Provide Oral Comments to Court Reporter
4. Download Comment form via the LAMC Web Site (http://www.lamission.edu/planning)

Mail, fax or email written comments by September 1, 2009

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Thank you for participating in our Draft EIR Public Comment Meeting