

**ADDENDUM TO THE FINAL 2015 SOUTH GATE EDUCATIONAL CENTER MASTER PLAN  
SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT REPORT FOR  
EAST LOS ANGELES COLLEGE – SOUTH GATE EDUCATIONAL PROJECT SITE  
NOVEMBER 2016**

**I. INTRODUCTION**

In accordance with the California Environmental Quality Act (CEQA), in December 2009, the Los Angeles Community College District (LACCD) certified an Environmental Impact Report (EIR) for a project to acquire property at 2525 Firestone Boulevard, at the northwest corner of the Firestone Boulevard/ Santa Fe Avenue intersection, in the City of South Gate, within the County of Los Angeles (Site). The Site was acquired by LACCD to develop a new campus for the South Gate Educational Center (SGEC), a satellite college campus of East Los Angeles College (ELAC). Following certification of the EIR, a 2011 Master Plan was prepared for the development of a new SGEC at the Site, along with a corresponding Subsequent Draft and Final EIR. The 2011 Master Plan contemplated a two-phase project that would ultimately serve up to 12,000 students. However, the 2011 Master Plan and the Subsequent EIR were never approved or certified. Rather, after further analysis of enrollment projections, the programming for the new SGEC was reduced to accommodate up to 9,000 students, and a 2013 Master Plan and Subsequent EIR were then prepared for a scaled-down facility. The 2013 Master Plan and Subsequent EIR were approved and certified by LACCD on May 7, 2014.

Changes to the 2013 Master Plan, embodied in the 2015 Master Plan, were the focus of a Supplemental EIR certified by LACCD in 2016, following public review and comment. The primary differences between the 2013 Master Plan and the 2015 Master Plan were: Buildings 1 and 3 will be demolished and surface parking will be provided on Site, in lieu of constructing a new parking structure.

In accordance with CEQA, the Department of Toxic Substances Control (DTSC) is amending the Supplemental EIR to incorporate the project description from a Draft Remedial Action Workplan (RAW), which was completed after certification of the Supplemental EIR. The RAW was prepared to address the removal of total petroleum hydrocarbon (TPH)-impacted soil from three locations beneath Building 1, identified during previous environmental investigations at the Site. Although all of the recommended measures associated with the RAW (e.g., excavation and off-site transport) were addressed in the Supplemental EIR, those activities were not listed in the project description. Hence, DTSC is preparing this Addendum to the Supplemental EIR.

In accordance with CEQA Guidelines [Cal. Code Regs., tit. 14, §15164(c)], this Addendum is not being circulated for public review. A Notice of Determination will be filed with the State of California Office of Planning and Research, State Clearinghouse, upon project approval.

**II. PURPOSE OF ADDENDUM AND CEQA REQUIREMENTS**

The purpose of this Addendum is to update the project description in the certified Supplemental EIR to include an overview of the removal activities described in the RAW. As the Supplemental EIR included the RAW's activities (excavation and off-site transport) in the analysis of the 2015 Master Plan's potential impacts, the minor addition to the Supplemental EIR's project description will not cause a new or increased significant impacts. This Addendum has been prepared in accordance with the CEQA Guidelines, [Cal. Code Regs., Title 14, §15164 and §15162].

The CEQA Guidelines [Cal. Code Regs., title 14, §15162(a)] provide that, for a project covered by a certified EIR or adopted negative declaration, preparation of a subsequent EIR or negative declaration rather than an Addendum is required only if one or more of the following conditions occur:

1. *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

2. *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; or*
3. *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
  - a) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
  - b) *Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;*
  - c) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
  - d) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.*

Cal. Code Regs., title, § 15164(b) of the CEQA Guidelines states:

*"An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."*

Based on the analysis presented herein, DTSC has determined that an addendum to the Supplemental EIR is the appropriate CEQA document to address the activities described in the RAW, given that none of the conditions described in the CEQA Guidelines [Cal. Code Regs., Title 14, section 15162] calling for the preparation of a subsequent EIR or negative declaration have occurred. The environmental analysis herein relies on the analyses completed in the Supplemental EIR and directly references the Supplemental EIR as appropriate.

### **III. APPLICATION OF PREVIOUSLY CERTIFIED ENVIRONMENTAL DOCUMENTATION TO REMEDIAL ACTION WORKPLAN**

The Subsequent EIR and Supplemental EIR evaluated the potential impacts associated with the proposed expansion of the existing SGEC, including demolition, construction, use, and maintenance.

Although potential environmental impacts associated with the removal activities (excavation and off-site transport) described in the RAW were analyzed in the Supplemental EIR, the activities were not included in the project description. The following text will be considered part of the project description associated with the Supplemental EIR:

The lateral and vertical extent of the locations of TPH-impacted soil beneath Building 1 are generally bounded by "clean" soil samples that are below screening levels. Using this information, three areas have been identified for removal of TPH-impacted soil, as described below:

- Removal Area B19 – Soil will be removed from a 15-foot by 15-foot square area that is centered on former sample location B19. In general, this area is bounded laterally by clean samples collected from borings B16, B17, B18, and B40 and vertically by the 5-foot sample from boring B19, where TPH concentrations were below screening levels. Soil will be removed to a depth of 3 feet below ground surface (bgs), generating an estimated 25 cubic yards of soil.

- Removal Area B22 -- Soil will be removed from a 15-foot by 15-foot square area that is centered on former sample location B22. In general, this area is bounded laterally by clean samples collected from borings B41, B42, and B43 and vertically by the 5-foot sample from boring B22, where TPH concentrations were non-detect. Soil will be removed to a depth of 3 feet bgs, generating an estimated 25 cubic yards of soil.
- Removal Area B39 – Soil will be removed from a 15-foot by 15-foot square area that is centered on former sample location B39. In general, this area is bounded laterally by clean samples collected from borings B16, B17, B18, and B40. Soil will be removed to a depth of 3 feet bgs consistent with the other two removal areas, generating an estimated 25 cubic yards of soil.

The soil removal activities are expected to generate a total of 75 cubic yards of TPH-impacted soil that will be transported off-site for lawful disposal.

#### IV. ENVIRONMENTAL IMPACT ANALYSIS

As noted previously, the Supplemental EIR addressed all of the potential impacts from the activities proposed in the RAW. Thus, the addition of the above language does not result in any new or increased significant impacts or change the analyses and findings in the Supplemental EIR.

#### IV. CONCLUSION

Activities proposed in the RAW will not alter the impact findings and mitigation measures presented in the Supplemental EIR. The changes to the Supplemental EIR's description will not result in any new significant impacts or a substantial increase in the severity of significant impacts already identified in the Supplemental EIR. No additional mitigation measures are required for the RAW. Therefore, the impacts for the RAW are within the scope of impacts identified in the Supplemental EIR, and the Supplemental EIR adequately addresses all impacts of the project.

Based on the above, an Addendum is the appropriate CEQA document for the RAW activities under the CEQA Guidelines [Cal. Code Regs., tit. 14, § 15164(b)] because none of the conditions described in the CEQA Guidelines [Cal. Code Regs., tit. 14, §15162] apply. This Addendum appropriately discloses and analyzes the minor additions to the Supplemental EIR from the RAW activities and will be included as part of the CEQA record for the RAW. A Notice of Determination for this Addendum to the Supplemental EIR will be filed with the California State Clearinghouse within the State of California Office of Planning and Research.

#### CERTIFICATION

I hereby certify that the statements furnished above present the data and information required for this evaluation to the best of my ability and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.





Signature

Date

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