TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES		
Potential Significant Impacts	**Mitigation Measures**	**Significance After Mitigation**
AESTHETICS & VISUAL IMPACTS		
Light and Glare impacts related to exterior security lighting for the parking structure, as well as light from vehicle headlights in the parking structure.	**AE1** The Campus Master Plan shall include a lighting plan that identifies a comprehensive lighting plan for the campus. The lighting plan shall require directional lighting techniques and low wattage bulbs that direct light downwards and minimize light spillover to adjacent residential and other sensitive uses, without compromising site safety or security. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent off-site uses. **AE2** The Campus Master Plan shall include a landscaping plan that provides for screening along the northern and eastern boundaries of the parking structure to diffuse glare and spillover light. Screening shall be of such height and density to intercept the line of sight between the light fixtures and adjacent residential properties or; the design shall include a provision for the parking structure that would provide for solid walls without openings on the north and east sides of the parking structure, to minimize spillover lighting impacts on adjacent residences. **AE3** The Campus Master Plan shall include a design review requirement to ensure unified design and use of materials, including non-reflective exterior wall materials shall be used on the parking structure to eliminate any potential light and glare impacts.	Less-than-Significant Impact
AIR QUALITY		
Air Quality impacts related to construction activities.	**AQ1** Water or a stabilizing agent shall be applied to exposed surfaces in sufficient quantity to prevent generation of dust plumes. **AQ2** The construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road: • Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long; • Pave the surface extending at least 100 feet and at least 20 feet wide; • Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or • Install a wheel washing system to remove bulk material from tires and vehicle undercarriages.	Unavoidable Significant Impact related to regional VOC and localized particulate matter.

TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES		
Potential Significant Impacts	**Mitigation Measures**	**Significance After Mitigation**
	AQ3 All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions). **AQ4** Construction activity on unpaved surfaces shall be suspended when winds exceed 25 miles per hour. **AQ5** Heavy-duty equipment operations shall be turned off while idling longer than five minutes. Contractor shall use electric or natural gas powered vehicles/equipment where practical. **AQ6** Ground cover in disturbed areas shall be replaced as quickly as possible. **AQ7** The construction contractor shall utilize coatings and solvents with a VOC content lower than required under SCAQMD Rule 1113. **AQ8** The construction contractor shall utilize materials that do not require painting, as feasible. **AQ9** The construction contractor shall use pre-painted construction materials, as feasible. **AQ10** Grading activity associated with the parking structure shall not occur while the play field is in use.	
Air Quality impacts related to operational emissions.	**AQ11** Students shall be provided with information on public transportation options public transportation options. **AQ12** Preferred parking shall be established for alternatively-fueled vehicles. **AQ13** Charging stations shall be supplied for electric vehicles. **AQ14** A ride sharing program shall be implemented to increase carpooling opportunities.	Unavoidable Significant Impact related to regional VOC and NO_x.
CULTURAL RESOURCES		
Paleontological resource impacts related to the potential discovery during excavation and grading activities for parking structure.	**CR1** All project-related ground disturbances that could potentially impact paleontologically sensitive Quaternary older alluvium will be monitored by a qualified paleontological monitor on a full-time basis, as this geologic unit is considered to have a high paleontological sensitivity. Since Quaternary older alluvium is estimated to occur at depths of 10 feet and greater, all excavations deeper than 10 feet will be monitored full-time. Additionally, any excavations that occur in surficial younger (Holocene age) Quaternary alluvial and	Less-than-Significant Impact

TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES		
Potential Significant Impacts	**Mitigation Measures**	**Significance After Mitigation**
	fluvial deposits and/or topsoil (estimated to occur at less than 10 feet in depth) will be spot-checked on a part-time basis at the discretion of the Qualified Paleontologist to ensure that underlying paleontologically sensitive sediments are not being impacted. **CR2** A Qualified Paleontologist will be retained to supervise monitoring of construction excavations beyond ten feet in depth and to implement a paleontological monitoring and mitigation plan for the proposed project. **CR3** Paleontological resource monitoring will include inspection of exposed rock units during active excavations within sensitive geologic sediments. The monitor will have authority to temporarily divert grading away from exposed fossils in order to professionally and efficiently recover the fossil specimens and collect associated data. **CR4** At each fossil locality, field data forms will be used to record pertinent geologic data, stratigraphic sections will be measured, and appropriate sediment samples will be collected and submitted for analysis.	
Archaeological and Native American resource impacts related to the potential discovery during excavation and grading activities for parking structure.	**CR5** In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, an archaeologist who meets the Secretary of the Interior's professional qualification standards shall be retained. Construction activities (e.g., grading, grubbing, vegetation clearing) in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance. Construction activities could continue in other areas. If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and would be discussed in consultation with the lead agency. **CR6** The discovery of human remains is always a possibility during construction activities; State of California Health and Safety Code Section 7050.5 addresses these findings. This code section states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete	Less-than-Significant Impact

TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES		
Potential Significant Impacts	**Mitigation Measures**	**Significance After Mitigation**
	the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.	
Historical resource impacts related to adaptive re-use of Buildings 1 and 3 and conformance with *Secretary's Standards.*	**CR7** The Campus Master Plan shall include a design review requirement by an architect with at least five years of experience in successful certified rehabilitation projects. The architectural design/planning team shall include at least one active member with at least five years of experience in successful certified rehabilitation projects or the outside review architect shall be retained to actively collaborate with the design team. **CR8** The Campus Master Plan shall include a design review requirement by a qualified architectural historian with proven experience in industrial and manufacturing facilities. The architectural historian shall prepare a character-defining features report for the historic district contributors. The resulting report, prepared in accordance with National Park Service-prepared "Building Interior Spaces, Features and Finishes," (Technical Preservation Services, http://www.nps.gov/history/hps/tps/standguide/rehab/rehab _spacefeatfinish.htm), must be completed prior to initiation of any project-related alteration or demolition activates and will identify primary and secondary spaces as well. The report will include plans or photographs identifying those spaces, as well as listing or annotating features and objects recommended for salvage. The services of a tire industry expert or engineer may be required to identify features and equipment. **CR9** The Campus Master Plan shall include a design review requirement by a qualified architectural historian. The architectural historian shall review and comment on resulting developed plans for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. The resulting project plans shall conform to the Secretary's Standards.	Less-than-Significant Impact
Historical resource impacts related to design of new parking structure for conformance with *Secretary's Standards.*	**CR9 (above)** **CR10** An architect with at least five years of experience in successful certified rehabilitation projects shall actively collaborate on or develop detailed project plans, including development of the parking structure.	Less-than-Significant Impact
Historical resource impacts related to demolition of Building 4.	None	Unavoidable Significant Impact

TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES		
Potential Significant Impacts	**Mitigation Measures**	**Significance After Mitigation**
GEOLOGY, HYDROLOGY & WATER QUALITY		
Geology and Soil impacts related to adaptive re-use of Buildings 1 and 3, the demolition of Building 4 and construction the new parking structure.	**GW1** Construction and operation of the proposed project shall be required to comply with applicable federal, State, and local regulations, as well as code requirements and permit provisions to prevent violation of water quality standards or waste discharge requirements. Such regulations include the NPDES stormwater regulations and compliance with SUSMP requirements. A SWPPP shall be also developed prior to construction activities, and BMPs shall be implemented during construction activities to prevent the discharge of pollutants from construction sites to receiving bodies of water. The Los Angeles County-wide MS4 permit identifies the following minimum requirements for construction sites: • Sediments generated on the project site shall be retained using adequate Treatment Control or Structural BMPs; • Construction-related materials, wastes, spills or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters, or adjacent properties by wind or runoff; • Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the project site; and • Erosion from slopes and channels shall be controlled by implementing an effective combination of BMPs, such as the limiting of grading scheduled during the wet season; inspecting graded areas during rain events; planting and maintenance of vegetation on slopes; and covering erosion susceptible slopes.	Less-than-Significant Impact
No significant impacts related to Hydrology and Water Quality were identified.	No Mitigation Measures Required	Less-than-Significant Impact
HAZARDS & HAZARDOUS MATERIALS		
Hazards and Hazardous Material impacts related to the use of the western project site as a manufacturing/warehouse facility.	**Western Project Site** **HM1** LACCD shall conduct an updated remedial investigation and analysis of the subsurface soil, soil vapor, and groundwater and prepare a Human Health Risk Assessment (HHRA) for the western project site to ascertain current contamination levels and delineating the extent of the groundwater and soil contamination at the western project site. **HM2** LACCD shall not occupy or lease the interior premises of the buildings on the western project site until such time as soil	

TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES		
Potential Significant Impacts	**Mitigation Measures**	**Significance After Mitigation**
	contamination and soil vapor concerns have been investigated and DTSC has issued a "No Further Action" letter for at minimum the Commercial/Industrial use of the western project site and associated buildings or the DTSC otherwise approves the occupancy of the structures. **HM3** LACCD shall not lease properties within 500 feet of classrooms, outdoor open space including sports fields to any use that could generate emissions or other potential hazards to students. **HM4** LACCD shall not disturb the ground surface or remove any foundations or other structures on the western project site. Grading or removal of structures can only occur with prior approval of the DTSC. **Eastern Project Site** **HM5** LACCD shall conduct an evaluation of the sub-slab soil conditions beneath the basement slab of Buildings 1 and 3 with respect to petroleum hydrocarbons and PAHs to ensure no environmental conditions exist in these areas. **HM6** LACCD shall collect soil vapor samples from directly beneath Buildings 1 and 3 to more thoroughly evaluate the soil vapor conditions relative to volatile organic compounds (VOCs) beneath the slab and thereby the vapor intrusion risk. **HM7** LACCD shall conduct additional sampling in the area where arsenic was detected above the Los Angeles County background level of 12.0 milligrams per kilogram (mg/kg) to ensure the arsenic is anomalous and insignificant to overall site risk. Based on this information, a plan to remove soil with arsenic concentrations above 12 mg/kg would be developed. **HM8** LACCD shall conduct verification sampling in the two locations where polycyclic aromatic hydrocarbons (PAH) were identified above accepted background levels of 0.9 mg/kg to ensure that all PAH impacted soils were adequately removed. **HM9** LACCD shall conduct verification sampling within the areas of the former USTs associated with the former Firestone Tire and Rubber Manufacturing facility that were likely removed when Firestone ceased operation to ensure that the tanks did not	

TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES		
Potential Significant Impacts	**Mitigation Measures**	**Significance After Mitigation**
	contribute to the subsurface contamination on the eastern project site. **HM10** Should LACCD encounter any potential contaminants, an action plan shall be developed, approved by DTSC as appropriate, and implemented, prior to occupation of any contaminated area. **HM11** LACCD shall coordinate with the City of South Gate and the Los Angeles County Fire Department to produce an emergency response and evacuation plan (Plan) for the project site. This Plan shall provide coordinated preparedness measures and integrated emergency response procedures for all project components in accordance with all applicable ordinances and regulations. The Plan shall include, but not be limited to, the following types of emergencies: medical emergencies, fire, flooding, earthquake, hazardous materials exposure/chemical spill, explosion or bomb threat, civil disturbance, assaults or terrorism, and utility interruption. The emergency response and evacuation plan shall be completed and implemented prior to occupancy of any project component. **HM12** Consistent with the 1994 Federal Occupational Exposure to Asbestos Standards, LACCD shall retain a Licensed Asbestos Inspector to determine the presence of asbestos and asbestos containing materials (ACM) within buildings to be re-used and/or demolished. If asbestos is discovered, a Licensed Asbestos Abatement Contractor shall be retained to safely remove all asbestos from the site. **HM13** For all buildings (whether to be re-used or demolished), lead-based paint testing shall be conducted. All materials identified as containing lead shall be removed by a licensed lead-based paint/materials abatement contractor.	
LAND USE		
No significant impacts related to land use were identified.	No Mitigation Measures Required	No Significant Impact
NOISE & VIBRATION		
Construction Noise Impacts	**N1** All construction equipment shall be equipped with mufflers and other suitable noise attenuation devices.	Unavoidable Significant Impact

TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES		
Potential Significant Impacts	**Mitigation Measures**	**Significance After Mitigation**
	N2 A temporary six-foot solid wall (e.g., wood) shall be constructed along the northern portion of the project site such that the line-of-sight is blocked from construction activity to the residential receptors on Santa Fe Avenue. **N3** The construction contractor shall utilize sound blankets such that the line-of-sight is blocked between ground-level construction activity associated with heavy-duty construction equipment and the LAUSD South Gate Community Adult School. **N4** Prior to initiating construction, the construction contractor shall coordinate with the site administrator for the LAUSD South Gate Community Adult School to discuss construction activities that generate high noise and vibration levels. Coordination between the site administrator and the construction contractor shall continue on an as-needed basis throughout the construction phase of the project to mitigate potential disruption of classroom activities.	
Operational Noise impacts	**N5** An eight-foot permanent solid barrier (e.g., concrete) shall be constructed such that the line-of-sight is blocked from the play field to the residential land uses north of the project site. **N6** Classroom windows facing Firestone Boulevard and Santa Fe Avenue shall be constructed with windows that have an Exterior Wall Noise Rating of 36 or greater.	Less-than-Significant Impact
POPULATION, HOUSING & EMPLOYMENT		
No significant impacts related to Population, housing and employment were identified.	No Mitigation Measures Required	No Significant Impact
PUBLIC SERVICES		
Fire Protection and Emergency Services	**PS1** LACCD shall submit all future plans of the proposed project to LACFD for review and approval to ensure that all new structures would comply with current fire codes and LACFD requirements.	Less-than-Significant Impact
Police Protection Services	**PS2** LACCD shall provide proposed project Schematic Design Phase plans to the LACSD Community College Bureau personnel to identify the additional crime prevention and security features that are appropriate for the design of the property of the proposed project. Any additional design features identified by the LACSD shall be incorporated into the proposed project's final design and to the satisfaction of the LACSD. **PS3** LACCD shall provide proposed project Schematic Design Phase plans to the SGPD Crime Prevention Unit personnel to identify	Less-than-Significant Impact

TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES		
Potential Significant Impacts	**Mitigation Measures**	**Significance After Mitigation**
	the additional crime prevention and security features that are appropriate for the design of the property of the proposed project. Any additional design features identified by the SGPD Crime Prevention Unit shall be incorporated into the proposed project's final design and to the satisfaction of the SGPD.	
TRAFFIC & PARKING		
Intersection Operations	**TP1** Long Beach Boulevard/Firestone Boulevard (PM peak hour) - The Long Beach Boulevard/Firestone Boulevard intersection would be improved by eliminating street parking as necessary and restriping the eastbound intersection approach to provide an exclusive right-turn lane.	Unavoidable Significant Impact
Design Hazards	**TP2** Signalization of project site driveways on Firestone Boulevard and Santa Fe Avenue is required before the opening of the proposed SGEC based on the results of the signal warrant analysis. To fully warrant a new signal for implementation, additional warrants could be required to be reviewed by the City. **TP3** The Master Plan and final campus site shall include pedestrian facilities that provide separation of pedestrian flows from vehicle flows. A clear pathway shall be provided between the Firestone Boulevard entrance and the instructional buildings, through the use of raised curbs and/or sidewalks, and striped/signed crosswalks at major on-site roadway crossing points. These crosswalks should be placed at on-site stop-controlled intersections.	Less-than-Significant Impact
Parking	**TP4** The Master Plan shall provide sufficient parking to meet the demand generated by proposed uses to ensure adequate parking for all uses on the project site, during all phases of project implementation. **TP5** The parking structure shall be constructed the year prior to the anticipated enrollment of 6,300 or more students.	Less-than-Significant Impact
UTILITIES & SERVICE SYSTEMS		
Wastewater	**U1** Sewer system requirements shall be determined during specific project design review and shall be subject to review by the City of South Gate. **U2** The proposed project shall incorporate on-site measures to reduce wastewater loads. **U3** The proposed project shall be reviewed by the LACSD to determine the adequacy of the existing sewer trunk capacity.	Less-than-Significant Impact

TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES		
Potential Significant Impacts	**Mitigation Measures**	**Significance After Mitigation**
Water Supply	**U4** Water system requirements shall be determined during specific project design review. Water design requirements shall be subject to review by the City of South Gate.	Less-than-Significant Impact
Solid Waste Disposal	**U5** The demolition contractor shall recycle all materials to the greatest extent possible, especially all "inert" materials. If any inert materials, such as dirt, rock, concrete or asphalt, require disposal, contractor shall deliver such materials to a reclamation pit such as Reliance Landfill and Azusa Land Reclamation Land Fill Company Landfill, located in Irwindale and Azusa, respectively. That is, only inert pits or facilities that do not report "tons disposed" through the "Disposal Reporting System" as defined by the California Integrated Waste Management Act of 1989, shall be used for discarding inert materials. The demolition contractor shall report all tons diverted from solid waste landfills by material type to the City following demolition, including all metal, inert materials, wood, plastics or other material types. The demolition contractor shall also report tons disposed in solid waste landfills which could not be safely recycled due to waste composition, material mixture, or economic infeasibility. **U6** All construction contractors involved in building activities associated with proposed project shall separate and recycle all materials to the greatest extent possible. If any inert materials, such as dirt, rock, concrete or asphalt, require disposal, contractor shall deliver such materials to a reclamation pit such as Reliance Landfill and Azusa Land Reclamation Land Fill Company Landfill, located in Irwindale and Azusa, respectively. That is, only inert pits or facilities that do not report "tons disposed" through the "Disposal Reporting System" as defined by the California Integrated Waste Management Act of 1989, shall be used for discarding inert materials. All construction contractors shall report all tons diverted ("recycled") from solid waste landfills by material type to the City following construction completion, including all metal, inert materials, wood, plastics or other material types. Construction contractors shall also report tons disposed in solid waste landfills which could not be safely recycled due to waste composition, material mixture, or economic infeasibility.	Less-than-Significant Impact
Electricity	**U7** LACCD submit final project design plans to SCE to determine if existing electrical connections and off-site distribution facilities would require improvement as a result of the proposed project's operation. LACCD shall follow SCE guidelines, if improvements to	Less-than-Significant Impact

TABLE 2-1: SUMMARY OF IMPACTS AND MITIGATION MEASURES		
Potential Significant Impacts	**Mitigation Measures**	**Significance After Mitigation**
	existing electrical connections and off-site distribution facilities are found to be necessary as a result of the proposed project's operation. **U8** LACCD shall install mechanical systems (HVAC and lighting) with timing systems to prevent accidental or inappropriate conditioning or lighting of unoccupied space. **U9** LACCD shall incorporate energy-efficient design measures for building new commercial and/or remodeling existing facilities to meet or exceed Title 24 energy efficiency requirements. Energy-efficient design measures should maximize the efficiency of the building envelope; heating, ventilation, and air conditioning; building lighting; water heating; and building mechanical systems.	
Natural Gas	**U10** LACCD submit final project design plans to SoCalGas to determine if existing natural gas distribution infrastructure would require improvement as a result of the proposed project's operation. LACCD shall follow SoCalGas guidelines, if improvements to existing natural gas connections and off-site distribution facilities are found to be necessary as a result of the proposed project's operation. **U11** LACCD shall install mechanical systems (HVAC) with timing systems to prevent accidental or inappropriate heating of unoccupied space.	Less-than-Significant Impact
SOURCE: TAHA, 2009.		

2.4 SUMMARY OF PROJECT ALTERNATIVES

Alternatives to the proposed project must be evaluated under Section 15126.6 of the California Environmental Quality Act (CEQA). Project alternatives suggest modifications to various aspects of the project or its location in order to reduce or mitigate significant adverse environmental impacts, while still achieving the basic objectives of the project. Project alternatives and the basis for their selection, as well as CEQA requirements for project alternatives and the impacts of the respective alternatives, are discussed in greater detail in Section 6.0 of this EIR. The project alternatives are summarized below.

Alternative 1: No Project Alternative (Continuation of Existing Operations). The No Project Alternative assumes that the proposed project would not be implemented. The No Project Alternative allows decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project, and does not mean that development on the project site will be prohibited. The No Project Alternative includes "what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services" (CEQA Section 15126.6 [e][2]). In this case, the No Project Alternative assumes the existing satellite campus would continue to operate at its current location, and the western and eastern project sites would eventually be reoccupied with industrial uses. The western