

## SUMMARY

### S-1 INTRODUCTION AND BACKGROUND

Los Angeles Valley College is a 2-year community college accredited by the Western Association of Schools and Colleges and one of nine community colleges that form the Los Angeles Community College District (District). The College offers both an Associate in Arts Degree and an Associate in Science Degree as well as occupational career certificates. The primary service area for Los Angeles Valley College is comprised of the communities of Van Nuys, North Hollywood, Panorama City, Arleta, Sun Valley, Sherman Oaks, Pacoima, and Valley Village. Approximately 50 percent of the students at the College reside in zip codes from these communities.

Total enrollment at the College has varied substantially over the years. In 1975, total enrollment peaked at 24,167 students. In the fall 2001 semester there was a total of 18,487 students enrolled at the College. Approximately 76 percent of the 18,487 students were part-time students and 24 percent were full-time students. There were an estimated 19,309 students enrolled at Valley College in the fall 2002 semester. During the 2001-2002 academic year, there were 14,154 full-time-equivalent (FTE)<sup>1</sup> students enrolled at the College. The estimated number of FTE students for the 2002-2003 academic year is 13,393. As of the fall 2002 semester, there were 324 FTE employed staff members at Valley College.

### S-2 DEVELOPMENT OF THE FACILITIES MASTER PLAN

In October 2000, the Master Plan Committee for Los Angeles Valley College began a 2-year planning effort with consultants, faculty, and staff to create the Los Angeles Valley College Facilities Master Plan 2002, which consisted of a Facilities Master Plan and an Educational Master Plan. The Master Plan was developed to assist Los Angeles Valley College in planning to meet the educational needs of an increasingly diverse population with increasingly complex educational needs. Subsequent to completion of the Master Plan 2002, further refinements to the Facilities Master Plan were made in consultation with members of the College community.<sup>2</sup> The revised and refined Facilities Master Plan that was developed provided the basic project description for this Environmental Impact Report. The Facilities Master Plan details the greatest

---

<sup>1</sup> To determine the number of full-time-equivalent (FTE) students, the District calculates the total number of instructional hours for all of the enrollments and divides by 525 hours, which is roughly the number of instructional hours of one student taking five 3-unit classes for two primary terms. Instructional hours are based on enrollments on a census date and hours are counted differently for full-term and short-term classes. Some courses require reporting of actual hours of attendance only.

<sup>2</sup> [Subsequent to release of the Draft Environmental Impact Report \(Draft EIR\), further revisions were made to the Facilities Master Plan in response to concerns about the potential impacts of placing the new Library/Learning Resource Center at the south end of the Quadrangle. Please see Chapter 2 of this EIR for a discussion of the Facilities Master Plan revisions.](#)

amount of new construction, renovation projects, and demolition that could conceivably occur over approximately the next 5 to 6 years.

### **S-3 PROPOSITION A BOND MEASURE**

Proposition A is a \$1.245 billion facilities bond that is being used to repair, rehabilitate, and modernize facilities at all nine of the District's campuses. Los Angeles voters approved Proposition A on April 10, 2001, by a 67 percent margin, surpassing the 55 percent needed for passage. The District has established a goal of spending \$525 million in the first 36 months on programming, design, and construction for the District's nine campuses.

Proposition A requires that bond revenues be expended only for construction, reconstruction, rehabilitation, or replacement of college facilities and that no bond revenues be expended for any teacher or administrative salaries or other college operating expenses. To ensure that all Proposition A requirements are met, the District established an independent District Citizens' Oversight Committee, as well as Citizens' Oversight Committees for each of the District's nine colleges. The committees are comprised of business, labor, education, student, senior, and community leaders. A Citizens' Oversight Committee has been established for Valley College.

Valley College was allocated \$165 million of the \$1.245 billion bond measure. The \$165 million in Proposition A funding will be used to construct many of the facilities proposed under the Los Angeles Valley College Facilities Master Plan (Master Plan). The completion of other projects envisioned under the Master Plan is contingent upon allocation of additional funding.<sup>3</sup>

### **S-4 PROJECT OBJECTIVES**

The objectives of the proposed Master Plan are to:

- To provide the appropriate facilities to meet Valley College's commitment to the communities it serves, including daytime and evening students and the neighborhood community, by expanding and improving its educational and athletic facilities and community-oriented programs.
- To design new facilities to meet the needs of current and future students and current and future curriculum and teaching methodologies. Current curriculum will continue to provide students with the skills needed to be successful in their chosen fields, but new facilities must be designed to meet the future of educational technology and educational needs of a global economy.
- To develop and plan for the infrastructure required for state-of-the-art educational facilities designed to expand to accommodate changing technologies, including both new methods of teaching and educating students, as well as the equipment to support that effort.

---

<sup>3</sup> Proposition AA, which is a \$980 million bond measure to fund critical construction and repairs at all nine colleges in the District, won voter approval on May 20, 2003, with a 64 percent majority vote.

- To create a more aesthetic, active, and productive Valley College: educationally, economically, and in relationship to the community.
- To create a more harmonious and vibrant sense of place that defines Valley College as a unique and valued asset to the educational community and the San Fernando community.
- To create a revitalized Valley College presence that builds upon its special physical characteristics, recognizing the existing architectural and landscape features that are to be enhanced by new buildings, the development of exterior space, and new landscaping and site features.
- To create and design facilities and site improvements that promote the Leadership in Energy & Environmental Design (LEED<sup>TM</sup>) Green Building standards.
- To provide a systematic approach and plan to expand existing facilities at Los Angeles Valley College in order to support increased projected future enrollment and future educational needs.

## **S-5 PROJECT LOCATION AND SETTING**

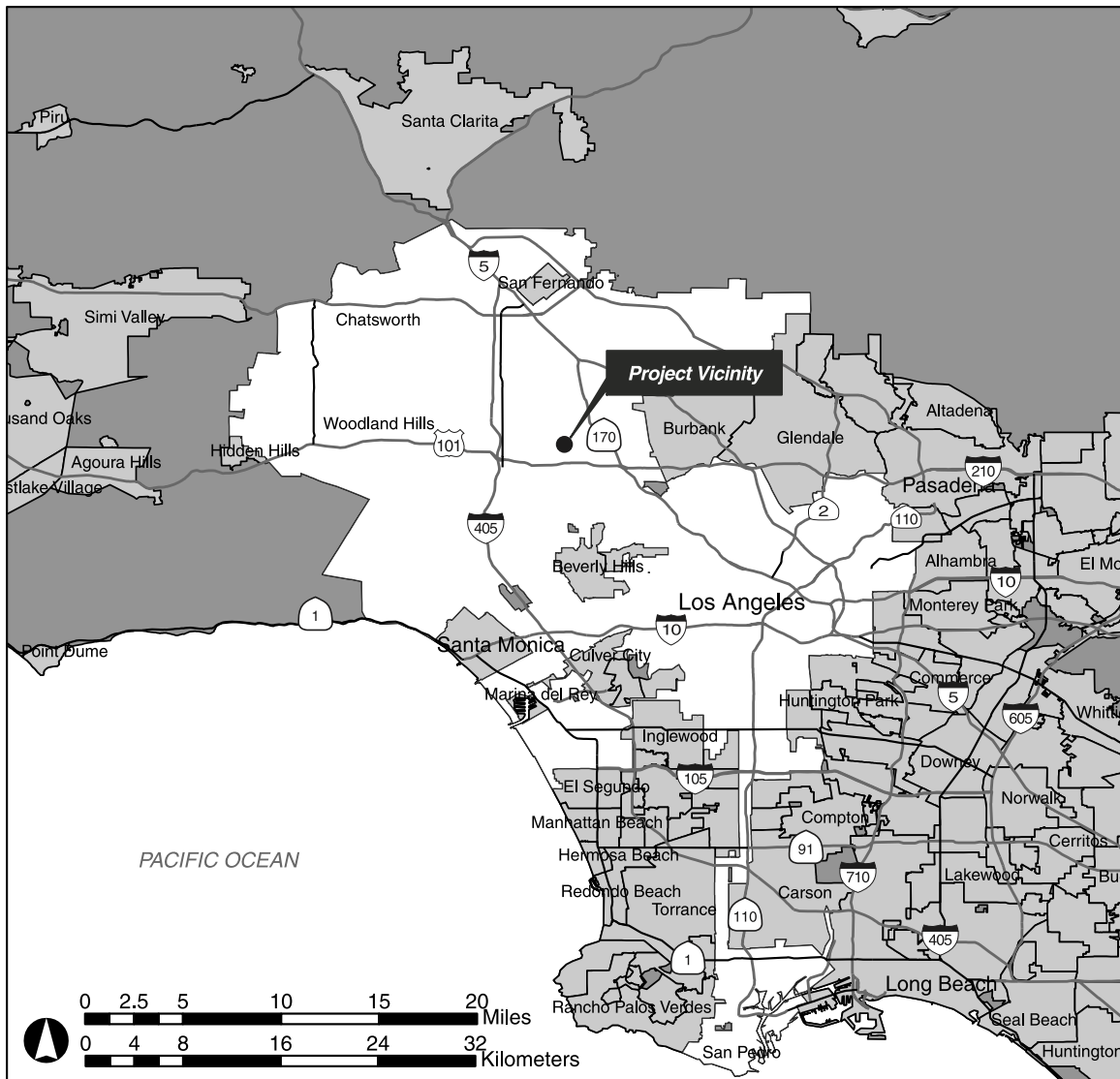
Valley College is located in the Valley Glen area of the San Fernando Valley in the city and county of Los Angeles (see Figure S-1). The campus is generally bounded to the north by Oxnard Street and Hatteras Street, to the east by Ethel Avenue and Coldwater Canyon Extension, to the south by Burbank Boulevard, and to the west by Fulton Avenue (see Figure S-2).

The College campus encompasses a total land area of approximately 105 acres and includes educational and administration facilities, surface parking lots, and athletic fields and sports facilities (see Figure S-3 for a map of existing campus facilities). Most of the College's educational buildings are located in the western half of the campus. The athletic fields and facilities are located to the east of the academic buildings. Parking is located on the northern half, in the southwest corner, and to the east of the core campus buildings.

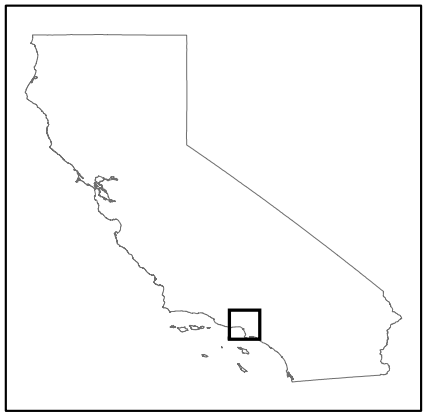
The area in the immediate vicinity of Valley College contains primarily single-family and multi-family residential neighborhoods. Commercial uses are located southwest of the College, across Burbank Boulevard and Fulton Avenue. In addition, a fast food restaurant is located at the northeast corner of Burbank Boulevard and Fulton Avenue, adjacent to the campus parking lot. Ulysses Grant High School is located immediately northeast of the College. A railroad right of way owned by the Los Angeles County Metropolitan Transportation Authority is located to the west and south of the campus. The Tujunga Wash extension of the Los Angeles River is located just east of the southeast portion of the campus. (See Figure S-4).

Major highways and transportation facilities in the vicinity of the campus include the Ventura Freeway (U.S. 101), located approximately 1 mile to the south; the North Hollywood Metrolink Station, located approximately 2.5 miles northwest of the campus; the Hollywood Freeway (SR 170), located 1.1 miles to the east; and the San Diego Freeway (I-405), located approximately 2.5 miles to the west. Bus service is provided along major streets in the immediate vicinity of the College.

Figure S-1: Regional Vicinity Map



Sources: U.S. Census TIGER Data, 1995; Myra L. Frank & Associates, Inc., 2003.



**Figure S-2: Project Location Map**



Sources: U.S. Census Bureau TIGER Data, 1995; Myra L. Frank & Associates, Inc., 2003.

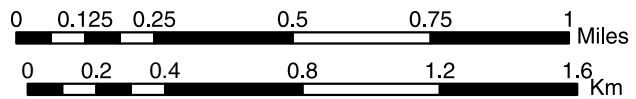
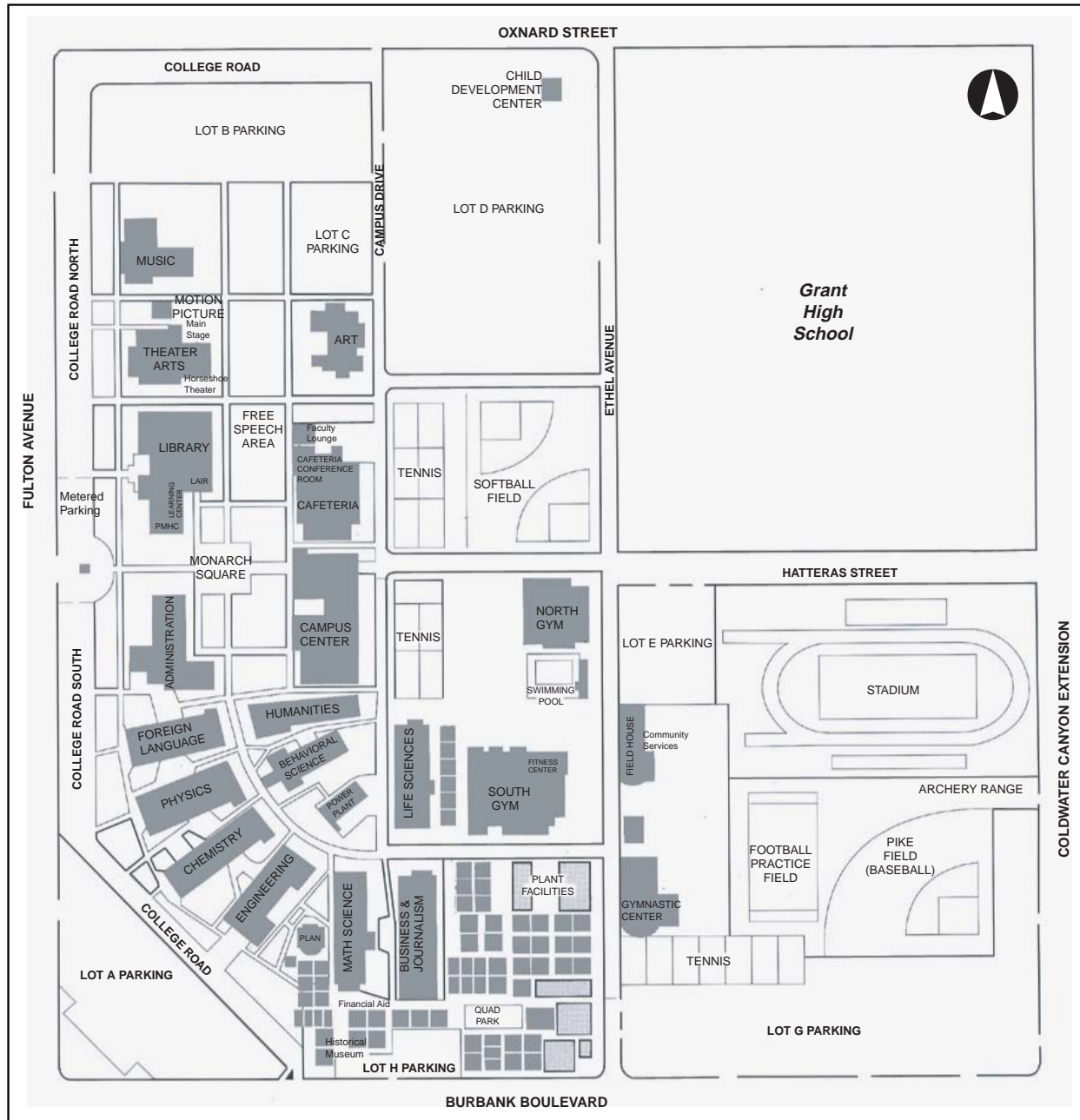
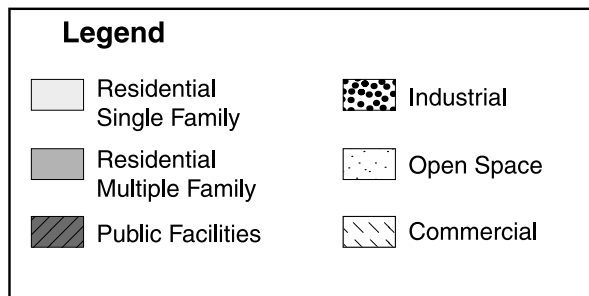
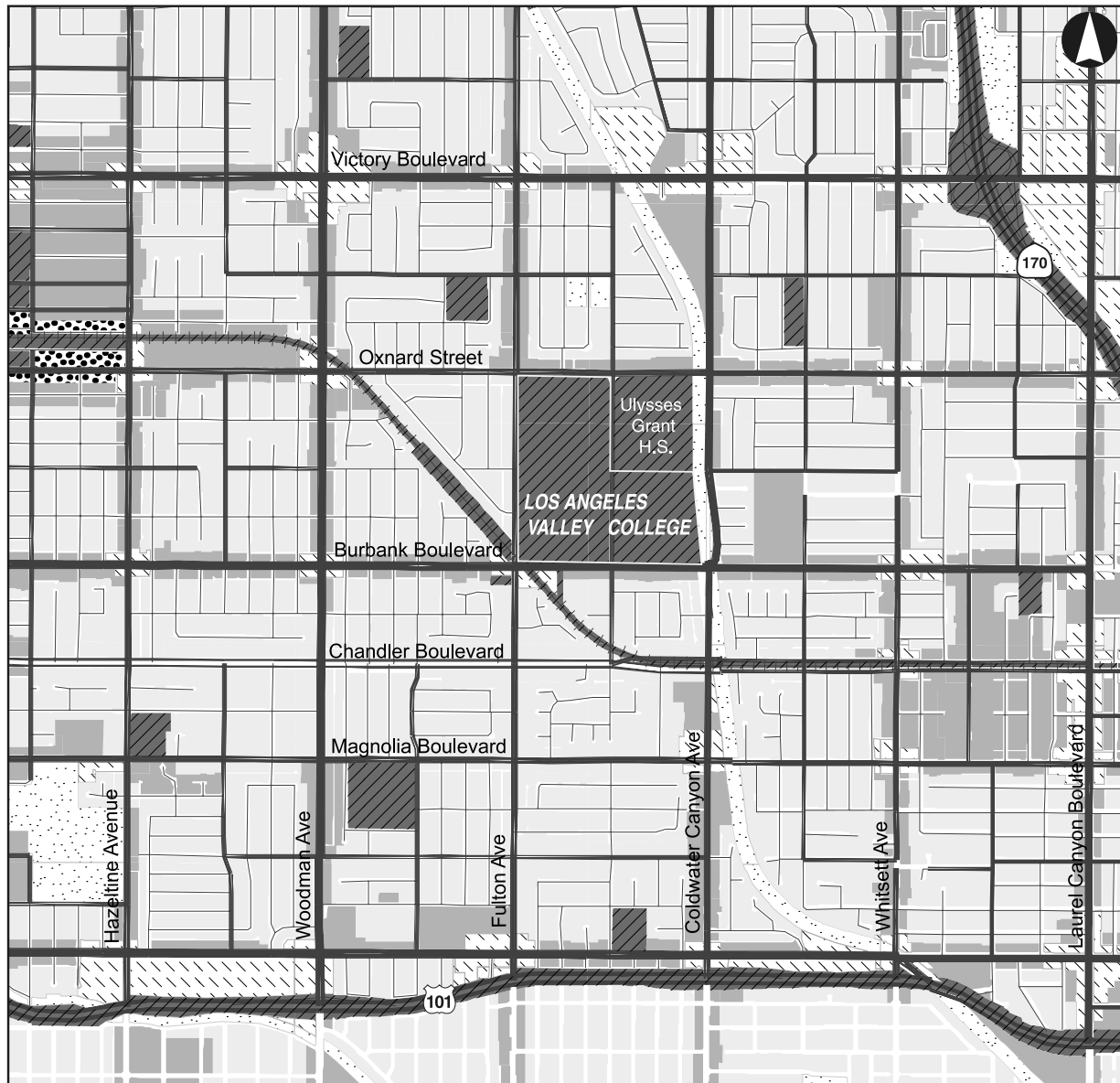


Figure S-3: Existing Facilities Map



Source: Los Angeles Valley College; Myra L. Frank & Associates, Inc., 2003.

**Figure S-4: Project Area Land Uses**



Source: U.S. Census Bureau TIGER Data, 1995; City of Los Angeles Department of City Planning, 2001.

Water resources in the area include the Tujunga Wash located immediately east of the College, the Upper Franklin Reservoir located approximately 3.5 miles south of the College, the Stone Canyon Reservoir located approximately 4.5 miles to the southwest, and Hansen Lake located approximately 6.5 miles north of the campus.

Valley College is located in the Van Nuys-North Sherman Oaks Community Plan Area, which is 1 of 35 District Planning Areas that comprise the General Plan of the city of Los Angeles. This Community Plan designates Valley College for Public Facilities uses. According to the *Los Angeles Planning and Zoning Code*, the campus is zoned PF-1XL for public facilities use in Height District 1, Extra Limited Height. No building or structure in Height District 1XL shall exceed 2 stories nor shall the highest point of the roof of any building or structure located in such district exceed 30 feet in height. Under state law, buildings and facilities at Valley College are generally subject to zoning limitations imposed by the city of Los Angeles. By two-thirds vote of the District's Board of Trustees, however, the District may elect to exempt classroom facilities from local zoning control. Any new facilities that would not fully comply with current zoning and that are not exempted by the District Board will require a variance, conditional use permit, or zone modification from the city of Los Angeles.

The topography of Valley College is relatively flat. Although there are no earthquake faults known to exist on the campus, there are a number of active faults located in the Van Nuys-Sherman Oaks area. The Northridge Thrust Fault and Hollywood Fault are located approximately 3 miles from the campus. Other small, discontinuous fault traces are also present in the project vicinity, but they are concealed by younger geologic material and their approximate location is uncertain. There are no active faults that cross the campus.

Biological resources in the area consist of areas of various tree species and ornamental landscaping on the campus. No threatened or endangered species are known to exist on or in the immediate vicinity of the campus.

## **S-6 PROJECT DESCRIPTION**

The Master Plan proposes the construction of new facilities and renovation and modernization of and additions to existing facilities, demolition of a number of existing buildings, and the development of new surface parking and landscaping (see Figure S-5). The projects proposed under the Master Plan are summarized in Table S-1.

Completion of the projects proposed under the Master Plan would result in an increase of approximately 289,500 gross square feet (gsf) and would provide 4,170 parking spaces. Currently, there are approximately 600,000 gsf of floor space and 3,863 total parking spaces on the campus.

The Master Plan would provide enough space in new and modernized facilities to accommodate an estimated total enrollment of approximately 23,000 students or 15,693 FTE students and 381 FTE employees by the 2008-2009 academic year.<sup>4</sup>

---

<sup>4</sup> Student FTE and full-time employed staff members are projected on the basis of 3% funded growth compounded annually from 2002 through 2008.



Figure S-5: Proposed Master Plan Development



Source: EPT Design, April 2003; Myra L. Frank & Associates, Inc., 2003.

**Table S-1: Proposed Master Plan Projects**

Project Name	Size in GSF	Construction Schedule*
<b>New Construction Projects</b>		
Media Arts Center	62,000 sf	ES: 2Q 2005 EF: 4Q 2006
Library/Learning Resource Center	108,675 sf	ES: 3Q 2005 EF: 1Q 2007
Student Services Center	80,425 sf	ES: 2Q 2007 EF: 4Q 2008
Allied Health/Sciences Center	103,155 sf	ES: 4Q 2004 EF: 3Q 2006
College Sheriff's Center/Plant Facilities	Sheriff: 3,000 sf Plant Facilities: 25,000 sf Total: 28,000 sf	ES: 2Q 2004 EF: 1Q 2005
Computer-Business-Technology Center	44,592 sf	ES: 2Q 2008 EF: 3Q 2009
Child Development Center	15,550 sf	ES: 1Q 2008 EF: 3Q 2009
Fire/Life/Safety Training Tower	7,000 sf; 4-5 stories, each story is 15 feet	ES: 4Q 2007 EF: 1Q 2009
Central Plant	16,500 sf	ES: 2Q 2004 EF: 2Q 2005
<b>Renovation and Modernization Projects</b>		
Planetarium Building	2,616 sf renovation 2,500 sf addition	ES: 3Q 2006 EF: 2Q 2007
Engineering Building	24,415 sf	ES: 2Q 2006 EF: 1Q 2007
Math/Science Building	19,611 sf	ES: 2Q 2006 EF: 1Q 2007
Humanities Building	19,400 sf	ES: 2Q 2006 EF: 4Q 2006
Foreign Language Building	16,130 sf	ES: 3Q 2004 EF: 2Q 2005
Behavioral Science Building	13,700 sf	ES: 3Q 2004 EF: 2Q 2005
Campus Center Building	83,553 sf	ES: 3Q 2007 EF: 2Q 2008
Art Building	18,965 sf	ES: 2Q 2006 EF: 1Q 2007
Music Building	16,441 sf	ES: 3Q 2004 EF: 2Q 2005
Motion Picture Building	2,201 sf	ES: 4Q 2006 EF: 3Q 2007

**Table S-1: Proposed Master Plan Projects**

Project Name	Size in GSF	Construction Schedule*
Gymnasium Complex	116,627 sf 7,000 sf N. Gym expansion	ES: 1Q 2005 EF: 3Q 2006
Athletic Fields/Facilities	various	ES: 4Q 2005 EF: 4Q 2006
Theater Arts Building	21,693 sf	ES: 3Q 2004 EF: 2Q 2005
Business Journalism	22,590 sf	ES: 3Q 2006 EF: 2Q 2007
Administration Building	26,955 sf	ES: 1Q 2006 EF: 1Q 2007
Roadways, Walkways, Grounds, Parking Lots, and Entrance improvements	N/A	ES: 2Q 2006 EF: 2Q 2007
Signage for Safety and Public Information	N/A	ES: 4Q 2006 EF: 2Q 2007
Campus Improvements	N/A	ES: 2Q 2005 EF: 4Q 2006
Emergency Lighting, Fire Alarm, and Security Systems	N/A	ES: 2Q 2006 EF: 3Q 2007
Restrooms	15,000 sf	ES: 3Q 2004 EF: 3Q 2005
<b>Demolition Projects</b>		
Cafeteria	29,345 sf	ES: 1Q 2005 EF: 2Q 2005
Library	41,425 sf	ES: 1Q 2007 EF: 2Q 2007
Chemistry Building	21,334 sf	ES: 3Q 2006 EF: 4Q 2006
Physics Building	18,565 sf	ES: 3Q 2006 EF: 4Q 2006
Plant Facilities	8,000 sf	ES: 2Q 2006 EF: 4Q 2006
Central Plant	2,000 sf	ES: 1Q 2006 EF: 2Q 2006
Sheriff's Center	2,667 sf	ES: 2Q 2006 EF: 4Q 2006
All Bungalows/Miscellaneous	53,579 sf	ES: 2Q 2006 EF: 4Q 2006
Note: * ES is the expected start date of construction; EF is the estimated finish date. These dates may be adjusted as design and planning proceeds in order to accommodate the College's needs and requirements.		

Source: URS; Myra L. Frank & Associates, Inc., 2003.

The total bond distribution to the College under Proposition A is approximately \$165 million. The Proposition A Bond projects discussed in the Master Plan include but are not limited to: new and enhanced student classrooms and resources, administrative and faculty offices, maintenance and operations facilities, athletic fields and facilities, and surface parking. Other

Master Plan projects for which Proposition AA or other funding sources will be used include the Computer-Business-Technology Center, the Student Services Center, a Concession Stand, the Fire/Life/Safety Training Tower, the Child Development Center, and the Motion Picture Building renovations. Construction of some of the new facilities may require conditional use permits or variances from the city of Los Angeles.

The Master Plan construction scenario addresses development that is expected to commence in 2003 and continue through approximately the 2008-2009 academic year. This is considered to be a flexible timetable as commencement of several projects is contingent upon allocation of additional funding. The proposed development under the Master Plan will be reviewed and updated on a regular basis to ensure that the needs and demands of the campus are being adequately served and the educational mission and goals of the College are being fulfilled.

## **S-7 ALTERNATIVES TO THE PROPOSED PROJECT**

### **S-7.1 No Project Alternative**

According to the *State CEQA Guidelines* (Section 15126.6(e)(3)(B)), the No Project Alternative is defined as the “circumstance under which the project does not proceed.” The impacts of the No Project Alternative shall be analyzed “by projecting what would reasonably be 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.” The purpose of describing and analyzing the No Project Alternative is “to allow decision-makers to compare the impacts of approving the proposed Project with the impacts of not approving the proposed Project.”

Under the No Project Alternative, no comprehensive program of improvement projects would be implemented. The Valley College campus would largely remain as is and would continue to operate and provide services in a manner similar to current conditions. New improvements and renovation work would be minimal and intermittent, and would consist primarily of those campus projects already approved and funded. Maintenance activities would continue consistent with present and recent past practices. As a result of the limited extent of improvements that might occur under the No Project Alternative, future enrollment growth at the College could be constrained and would likely be less than the 23,000 total enrolled students and 15,693 FTE students projected for the 2008-2009 academic year under the Master Plan. However, given recent trends, it is expected that some increases in student enrollment would still occur.

As a consequence, the No Project Alternative project would not result in any of the significant or potentially significant impacts of the proposed project described in Chapter 3 of this EIR and summarized in Table S-2.

### **S-7.2 Alternative Enrollment Growth Scenario**

Impacts due to implementation of the Master Plan would result from the construction and operation of new facilities in addition to projected increases in student enrollment and employment (e.g., more students and employees commuting to and from the College would result in increased traffic congestion). For the purposes of the analyses in this EIR, it was

assumed that under the Master Plan, student enrollment would increase by an average of approximately 3 percent per year compounded annually resulting, in a total enrollment of approximately 23,000 students or 15,693 FTE students in the 2008-2009 academic year. Total enrollment at Valley College in the fall 2001 semester was 18,487 students. For the 2001-2002 academic year, there were 14,154 FTE students enrolled at the College. There were an estimated 19,309 students enrolled in the fall 2002 semester and the anticipated number of FTE students for the 2002-2003 academic year is 13,393. However, given decreased state revenues and budget shortfalls due to the sliding economy, the per-student funding received by the state's community colleges "is not keeping up or reflecting the system's needs."<sup>5</sup> As a consequence, the state's community colleges will not be able to accommodate the enrollment growth previously anticipated. Accordingly, an alternative scenario has been defined for this EIR based on the assumption that enrollment would increase by an average annual rate of 2 percent per year resulting in a total enrollment in 2008 of approximately 21,700 students, or approximately 94 percent of the enrollment of 23,000 students anticipated under the Master Plan. There would also be fewer College employees under this alternative. For this analysis, it is assumed that the improvements (i.e., new facilities, renovation projects, and public/private partnerships) proposed under the Master Plan would still occur under this alternative scenario.

Impacts resulting from this alternative related to visual resources, air quality, historical resources, archaeological resources, paleontological resources, geology/soils/seismicity, hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, and public utilities would be similar or identical to those resulting from implementation of the proposed Master Plan.

The Alternative Enrollment Growth Scenario would generate fewer operational pollutant emissions than the Master Plan because there would be fewer students and employees traveling to and from school. Neither alternative would result in significant operational noise impacts, though the increases in traffic noise under this alternative would be incrementally less than would occur under the proposed Master Plan because there would be fewer students traveling in motor vehicles to and from school. This alternative would also result in less traffic than the Master Plan because of lower anticipated future student enrollment levels. The increases in utility consumption or generation would similarly be slightly less than those that could occur under the Master Plan.

Under both this alternative and the proposed Master Plan, significant unavoidable adverse air quality impacts would occur. Under both this alternative and the proposed Master Plan, impacts to visual resources, historical resources, archaeological resources, paleontological resources, geology/soils/seismicity, hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation/traffic and parking, and public utilities would either be less than significant or mitigable to less than significant levels.

---

<sup>5</sup> [www.cccco.edu/events/ccc\\_day/ccc\\_day\\_message.htm](http://www.cccco.edu/events/ccc_day/ccc_day_message.htm), June, 2002.

### **S-7.3 Proposition A Alternative**

This alternative would consist of only the Master Plan projects for which there is Proposition A funding. Thus, under this alternative, all of the projects proposed under the Master Plan would be constructed, with the exception of the new Computer-Business-Technology Center, the Student Services Center, the new Child Development Center, and the Fire/Life/Safety Training Tower. Also, under this alternative, the Motion Picture Building would not be renovated.

Under both this alternative and the proposed Master Plan, impacts to archaeological resources, paleontological resources, geology/soils/seismicity, hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation/traffic and parking, and public utilities would either be less than significant or mitigable to less than significant levels. Significant unavoidable adverse air quality impacts would still occur under both this alternative and the proposed Master Plan, though the construction air quality impacts might be slightly less than those under the proposed Master Plan due to the fewer number of new buildings.

## **S-8 AREAS OF CONTROVERSY**

No significant areas of controversy have been identified during the public scoping period for the EIR. However, public concerns were expressed about the visual and historic impacts of placing the new Library/Learning Resource Center in the southern end of the Quadrangle, traffic and parking impacts on local neighborhoods, and artificial lighting impacts on the Planetarium building. In response to concerns regarding the proposed location of the new Library, the Facilities Master Plan has been revised. As described above and in detail in Chapter 2 of this EIR, the current proposed location for the new Library/Learning Resource Center is the existing Cafeteria Building.

## **S-9 ISSUES TO BE RESOLVED**

The specific designs for the new buildings and facilities proposed on the campus have not yet been developed.

## **S-10 SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Table S-2 provides a summary of the environmental effects that would result from implementation of the proposed Master Plan, potential mitigation measures, and the level of significance of the environmental impacts after implementation of the proposed mitigation.

In addition to the project impacts identified in Table S-2, the proposed Master Plan, in combination with related projects and other development in the area, could result in significant cumulative impacts after mitigation in the following areas: air quality, noise, public services, and public utilities. For a detailed discussion of cumulative impacts, see Chapter 5 of this EIR.

**Table S-2: Summary of Impacts and Mitigation Measures**



SUMMARY S-1

S-1 Introduction and Background S-1

S-2 Development of the FACILITIES Master Plan S-1

S-3 Proposition A Bond Measure S-2

S-4 Project Objectives S-2

S-5 Project Location and Setting S-3

S-6 Project Description S-8

S-7 Alternatives to the Proposed Project S-12

S-7.1 No Project Alternative S-12

S-7.2 Alternative Enrollment Growth Scenario S-12

S-7.3 Proposition A Alternative S-14

S-8 Areas of Controversy S-14

S-9 Issues to be Resolved S-14

S-10 Summary of Impacts and Mitigation Measures S-14

Figure S-1: Regional Vicinity Map S-4

Figure S-2: Project Location Map S-5

Figure S-3: Existing Facilities Map S-6

Figure S-4: Project Area Land Uses S-7

Figure S-5: Proposed Master Plan Development S-9

Table S-1: Proposed Master Plan Projects S-10

Table S-2: Summary of Impacts and Mitigation Measures S-16