

Appendix A

Notice of Preparation



LOS ANGELES COMMUNITY COLLEGES
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NOTICE OF PREPARATION – DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (DSEIR)

August 21, 2019

TO: Agencies, organizations, and interested parties

PROJECT TITLE: LACCD Trade-Technical Campus - Grand Theater and Redwood Hall Demolition

SUBJECT: Notice of Preparation (NOP) of a Draft Supplemental Environmental Impact Report (DSEIR)

LEAD AGENCY: Los Angeles Community College District (LACCD)

In Spring 2019 a Master Plan was completed for the LACCD Trade-Technical College Campus. (Trade-Tech Campus). The fate of two buildings (Grand Theater and Redwood Hall) was undetermined at that time. LACCD has determined that reuse of these buildings is infeasible and inconsistent with LACCD's programming and educational goals for the campus; therefore, demolition and subsequent replacement is now proposed. The Grand Theater (also known as the Magnolia Hall Auditorium) was constructed in 1924 and Redwood Hall (also known as the Tom Bradley Center for Student Life) was constructed in 1936. Both buildings are substantially deteriorated but are considered potentially historic for purposes of CEQA. The Grand Theater is 29,976 square feet and Redwood Hall is 35,728 square feet. The 2005 Los Angeles Trade-Technical College Facilities Master Plan Final EIR (State Clearinghouse No. 2004121007) contemplated demolition of Redwood Hall but not the Grand Theater. A Supplemental Draft EIR is being prepared to address potential demolition of both buildings.

LACCD requests your views on the scope and content of the Supplemental Environmental Impact Report to address the proposed demolition of the two buildings.

The California Environmental Quality Act (section 15162) indicates the following:

When an EIR has been certified . . . a supplemental EIR shall be prepared . . . [if] one or more of the following:

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

Section 15163 of the State CEQA Guidelines provides that the lead or responsible agency may choose to prepare a supplement to an EIR rather than a supplemental EIR if:

- 1. Any of the conditions described in Section 15162 would require the preparation of a supplemental EIR, and*
- 2. Only minor revisions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.*

Given the age of the two buildings (Grand Theater and Redwood Hall), their proposed demolition is considered a substantial change to the project (the Facilities Master Plan) with the potential to result in a new significant adverse impact to historic resources, and therefore a Supplemental EIR is being prepared.

PROJECT LOCATION AND ENVIRONMENTAL SETTING: The Los Angeles Trade-Technical College (LATTC) is located at 400 West Washington Boulevard just south of the downtown area of the City of Los Angeles (it is located in the Southeast Los Angeles Community Planning area). The LATTC Campus is generally bounded by West Washington Boulevard to the north, Olive Street to the east, 23rd and 24th Streets to the south, and South Flower Street to the west. The Grand Theater is located along the Washington Boulevard frontage across the eastbound lane from the Grand/LATTC Metro light rail station. Redwood Hall (also known as the Tom Bradley Center for Student Life) is located internal to the campus in the northeast quadrant southwest of the Grand Theater. See attached **Figure 1 Project Location**.

The Trade-Tech Campus is about 700 feet south of the Santa Monica Freeway (I-10) and ranges from 400 feet to about 1,000 feet east of the Harbor Freeway (I-110). The Trade-Tech Campus is located north across 23rd Street from housing substantially used by USC students and Orthopedic Hospital Medical Magnet School. These uses are both more than 900 feet from Redwood Hall and more than 1,150 feet from the Grand Theater.

PROJECT DESCRIPTION: The Grand Theater (also known as the Magnolia Hall Auditorium) has been renovated a number of times over the years and has been vacant for numerous years. Redwood Hall has also been changed substantially over the years; it is currently occupied by a student center. Changes to both buildings over time have impacted the historic fabric of the buildings. In addition, both buildings have deteriorated substantially over time and both buildings are in poor condition – both building systems and building fabric. Both buildings are now proposed for demolition because of their deteriorated condition, incompatibility with campus programming and education goals, and infeasibility of repair. There are no plans to replace the Grand Theater area as there is no demand for this type of space. There is no immediate need to replace Redwood Hall; the future location and timing of any such replacement is unknown. After demolition of the two buildings a future replacement building could be located approximately where the current Redwood Hall is located. The size of such a building is undetermined at this time but would likely be smaller than the existing Redwood Hall because proposed and approved changes on the campus already substantially provide for adequate space to meet programmed uses for the foreseeable future.

PROBABLE ENVIRONMENTAL EFFECTS: Probable environmental effects are not anticipated to change substantially from those presented in the 2005 FEIR, with the exception of impacts to historic resources. A Supplemental EIR is the appropriate environmental document to address changes to historical resource impacts. The Supplemental EIR will identify feasible mitigation measures and alternatives.

A copy of an Initial Study is not attached.

Written comments should be received at the address below by September 23, 5:00 p.m.

RESPONSE TO THIS NOP: LACCD requests comments on the scope and content of the environmental information in connection with the project. Written responses and comments will be accepted between August 21, 2019 and September 23, 2019. Please send written comments to Tom Hall, Acting Chief Facilities Executive, LACCD, 770 Wilshire Boulevard, Los Angeles, CA 90017.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Your comments may also be sent by e-mail to HallTL@email.laccd.edu; please write “**Grand Theater, Redwood Hall Demolition NOP**” in the subject line.

