

3.0 PROJECT DESCRIPTION

3.1 INTRODUCTION

This section presents the description of the 2009 Facilities Master Plan Update (proposed project), the project background, and prior environmental review associated with the proposed project. The project objectives, location, overview of surrounding uses and existing campus setting, and construction phasing are also discussed in this section.

3.2 PROJECT BACKGROUND AND PRIOR ENVIRONMENTAL REVIEW

PROJECT BACKGROUND

The Los Angeles Community College District (LACCD) Board of Trustees certified the Final Environmental Impact Report (Final EIR) for the East Los Angeles College (ELAC) 1998 Facilities Master Plan (1998 FMP) on February 20, 2002. The 1998 FMP consisted of the addition of 433,149 square feet of space to ELAC, including the modernization of three existing campus buildings and the addition of four new parking structures. The 1998 FMP also included plans for air conditioning, infrastructure upgrades, landscaping and security upgrades. Under the 1998 FMP, the service area for ELAC included nine communities covering an area of approximately 77 square miles, and student enrollment was projected to reach 25,000 students by 2015.

PRIOR ENVIRONMENTAL REVIEW

An Addendum to the Final EIR was prepared and approved on December 15, 2004. The 2004 Facilities Master Plan Update (2004 FMPU) consisted primarily of changes to the location of proposed buildings, the addition and removal of facilities not proposed under the 1998 FMP, and revisions to the proposed parking structures. Changes to the total net square footage for the proposed buildings were minimal. The total number of parking spaces proposed under the 1998 FMP was 5,336 spaces (including existing). With the 2004 FMPU, a total of 4,744 parking spaces were proposed. A transportation center/bus terminal (Transit Center) was also proposed. The Transit Center, which included six bus bays was revised on July 26, 2006 to include one additional bus bay.

A Second Addendum to the 1998 FMP and Addendum (Second Addendum) was prepared in January 2008 to evaluate the modernization and expansion of the existing Dr. Helen Miller Bailey Library, an improvement that was not included in the 1998 FMP or the 2004 FMPU. Under the Second Addendum,, the existing library was proposed to be expanded to 57,100 gross square feet (gsf), an increase of 11,700 gsf. In addition, the proposed improvements included the removal of the existing bridge that connects the library building to the Campus Center building and the addition of an elevator to Building F5 to provide access for the disabled to the second level.

Table 3-1 summarizes the status of the projects included in the 1998 FMP and the 2004 FMPU.

TABLE 3-1: SUMMARY OF FACILITIES MASTER PLAN PROJECTS			
Project	1998 Facilities Master Plan	2004 Facilities Master Plan Update	Status 2009
Parking Structure 3	1,350-car, four level (one level below ground) parking structure with tennis courts located on the roof and campus police facilities	1,900-car, six level parking structure	Complete
Stadium Lot	2,200-car, three level (one below ground) parking structure with plant facility office and shops	Not Proposed	Not Proposed
Parking Structure 4	1,000-car, five level (one below ground) parking structure	1,600-car, four level parking structure with expanded footprint	DSA Review, revised project description (see Table 3-2)
Eastern Boundary Surface Lot	407-car surface lot	Not Proposed	Not Proposed
Pool Parking Structure	300-car 4 level (one below ground) parking structure	Included	Not Proposed in 2009 Facilities Master Plan Update
Swim Stadium and Fitness Center, D5	Swim Stadium renovation and modernization	Swim Stadium renovation not proposed, Fitness Center modernization to occur at Men's Gymnasium	Fitness Center complete
Weingart Stadium	Increase seating capacity from 20,400 to 30,000, proposed at east and west ends of playing field	Seating capacity revised to 20,000 to accommodate Americans with Disabilities Act (ADA) compliance standards. No new seating proposed	In construction
Student Services (F5) and Administration Building (E1)	Renovation and addition to the Student Services and Administration buildings	Student Services renovation and addition as planned. Administration building renovation and addition as planned	Revised in 2009 Facilities Master Plan Update (see Table 3-2) In construction
Language Arts Building and Health Care Careers Building, G9	Expansion of existing Nursing building into Health Care Careers building, new Language Arts building, existing Facilities buildings to be demolished to accommodate new building	Health Care Careers to be accommodated in the Math Science Complex (see below); Language Arts building not proposed, Existing Plant Facilities to remain with improvements	Health Care Careers accommodated at a satellite location, separate environmental review prepared ¹ ; Language Arts to be integrated into new Student Success and Retention Center Building (see below); Plant Facilities improvements complete

¹Terry A. Hayes Associates LLC, *East Los Angeles College Health Career Center, Categorical Exemption*, August 12, 2009.

TABLE 3-1: SUMMARY OF FACILITIES MASTER PLAN PROJECTS			
Project	1998 Facilities Master Plan	2004 Facilities Master Plan Update	Status 2009
Performing and Fine Arts Complex and Gallery, S1, S2 and P2	Two new buildings to house the Art, Dance, Theater Arts and Music Departments	Site reconfigured to accommodate three new buildings	In construction
Humanities Center, E3 and E5	New Humanities building, existing Music buildings proposed to be demolished to accommodate new facility	Relocation of Humanities building, existing E3 and E5 buildings proposed to be demolished to accommodate new facility; Music building would remain	Humanities building (Multi-Media Classroom Building) in construction: Buildings E3 and E5 to be demolished upon completion of construction
Math and Science Complex, G5, G6, H5, H6, H7, G8 and H8	Consolidation of math and science facilities, seven building to be demolished to accommodate facility	Health Care Careers building part of plan	Revised in 2009 Facilities Master Plan Update
Baseball Field	Reorientation of baseball field to restore full outfield	Reorientation no longer proposed, new lockers, dugouts and fence are proposed	New lockers, dugouts and fencing project complete; New artificial turf playing surface and miscellaneous improvements in DSA Review
Football and Soccer Fields	One full-sized field (for football or soccer)	Not Proposed	Revised in 2009 Facilities Master Plan Update
Women's Athletic Field	New women's athletic field	Not Proposed	Revised in 2009 Facilities Master Plan Update
Plant Facility	New Plant/Storage facility	No Change	Complete
Technology Center, E7	New Technology Building	No Change	Complete
Women's Gymnasium	Rehabilitation of existing building	No Change	Complete
Student Center, G1	Remodel of existing building	No Change	In Construction
Clock Tower	Not Proposed	70' clock tower	In construction
Transit Center	Not Proposed	Transportation center/bus terminal with six bus bays and a park-and-ride facility	Bid / Award
Dr. Helen Miller Bailey Library, F3 Expansion and Modernization/a/	Not Proposed	Not Proposed	Bid / Award
/a/ Dr. Helen Miller Bailey Library Expansion and Modernization Proposed in Second Addendum. SOURCE: East Los Angeles College, 2009 East Los Angeles College Facilities Master Plan Update.			

3.3 PROJECT OBJECTIVES

ELAC has revisited the 2004 FMPU and incorporated the current conditions along with identification of future opportunities in order to evaluate how the completion of the new infrastructure, site work, buildings, and landscaping has positioned ELAC to provide enhanced educational opportunities.

The proposed project is intended to act as a guide for future development of the college. It was designed as a physical interpretation of the established goals, issues and concerns of the college community and Educational Plan. In anticipation of further increase in student enrollment, ELAC responded by engaging with participants from the administration, faculty, staff, students, representatives from governmental agencies and the community. The following facility goals were developed from these campus-wide meetings and reflect the participants' primary concerns:

- To have an inviting and enjoyable college campus
- To have a safe and friendly college campus
- To be a community landmark

In response to these findings the administration agreed to expand ELAC facilities to provide an improved learning environment and accommodate the expected increase in its enrollment.

3.4 PROJECT LOCATION

The 82-acre project site is located at 1301 Avenida Cesar Chavez in the City of Monterey Park in Los Angeles County. The campus is approximately 5.5 miles east of Downtown Los Angeles (**Figure 3-1**). Geographically, the campus is nestled at the base of two groups of hills, the Repetto and Montebello Hills, which cross from the northwest to the southeast of the six-mile area surrounding the college. Specifically, the campus is bounded by Avenida Cesar Chavez to the south, Collegian Avenue to the east, Bleakwood Avenue to the west, and Floral Drive to the north.

3.5 EXISTING CAMPUS SETTING

BUILDINGS

ELAC buildings are generally one-and two-story structures. Many of the buildings are more than 40 years old and require maintenance. Many of the buildings on the campus are classified as temporary structures. Overall, the campus is suffering from deferred maintenance, and the majority of the buildings on campus do not meet current codes, such as seismic safety, energy compliance, and the Americans with Disabilities Act (ADA).

The campus academic area, located on the eastern side of the campus, includes the Dr. Helen Miller Bailey Library, classroom buildings, the Ingalls Auditorium, music buildings, the recently constructed Technology Center, the Performing and Fine Arts Center, the Administration building and Student Services Center. Temporary buildings are located within the academic area and are primarily used as classroom space. The Child Development Center is located at the southwest border of the campus on Bleakwood Avenue and Avenida Cesar Chavez.

Athletic and recreational facilities, which include the Swim Stadium, the Women's and Men's Gyms, and the Weingart Stadium, are located on the western and northern-central perimeter of the campus. In addition, the men's baseball field is located on the western side of the campus and is currently being used for surface parking. Also, the recently constructed women's softball field is located on the northern-central perimeter of the campus, along Floral Drive.

The campus police offices are located on the western side of campus within the Weingart Stadium. Two temporary buildings serve as storage for the Plant Facilities.

PARKING

The campus currently provides 3,977 parking spaces in six parking lots, two parking structures, and street parking along Avalanche Way and Avenida Cesar Chavez Frontage Road. The five major parking lots within the campus are:

- Southwest Lot, located to the east of the baseball field and south Weingart Stadium
- Stadium Concourse, located north of Weingart Stadium along Floral Drive
- Stadium Lot, located at the southeast corner of the Bleakwood Avenue/Floral Drive intersection
- Northeast Lot, located at the southwest corner of Floral Drive/Collegian Avenue intersection
- Parking Structure 3, located on Avenida Cesar Chavez, east of the Men's Gymnasium

OVERALL CAMPUS CONDITIONS

Landscaping. Landscaping within the campus consists of overgrown, haphazardly placed, and irregularly shaped trees and shrubs. Minimum landscaping exists along the edge of campus. Within the campus, sidewalks are cracked, with occasional patches of bare dirt.

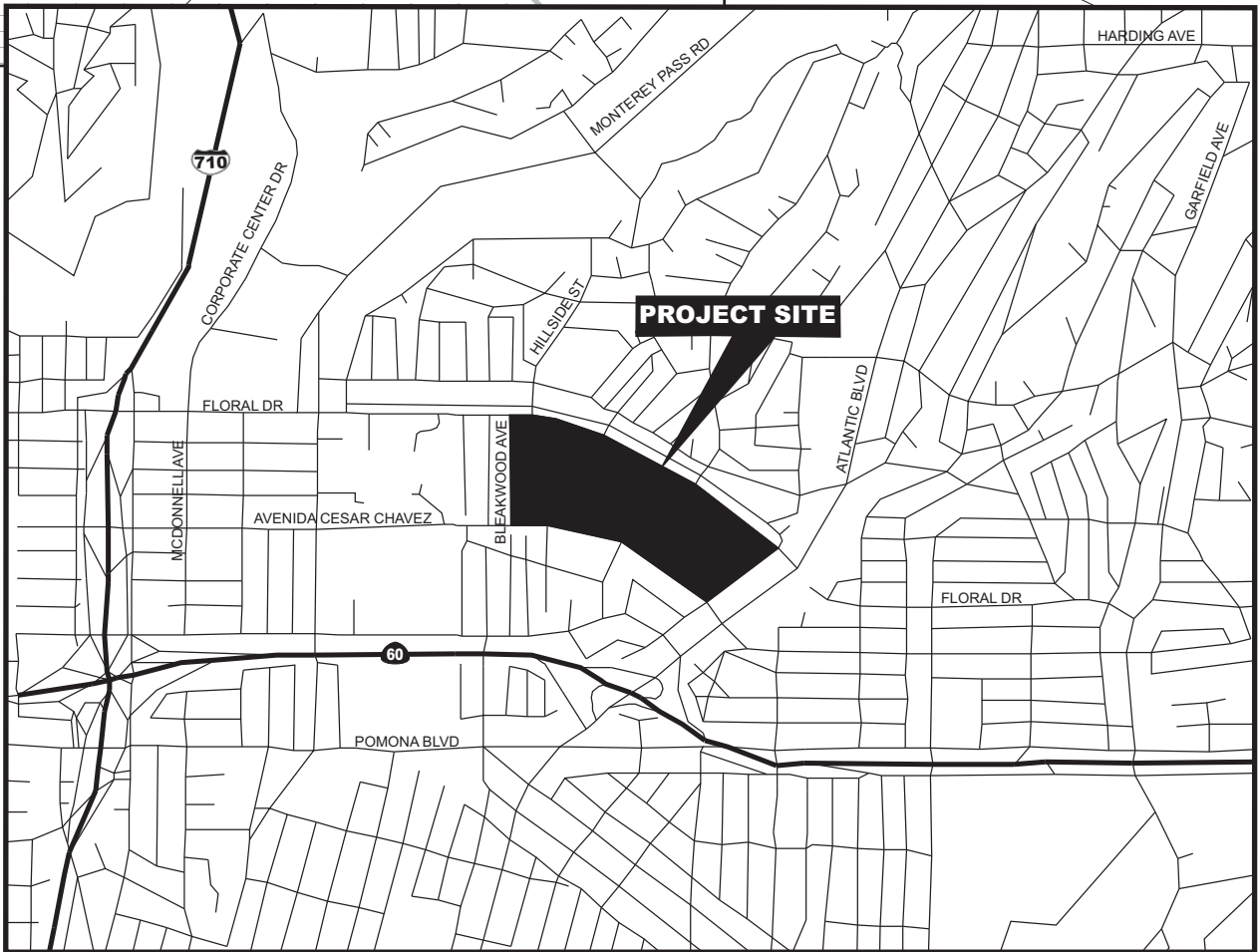
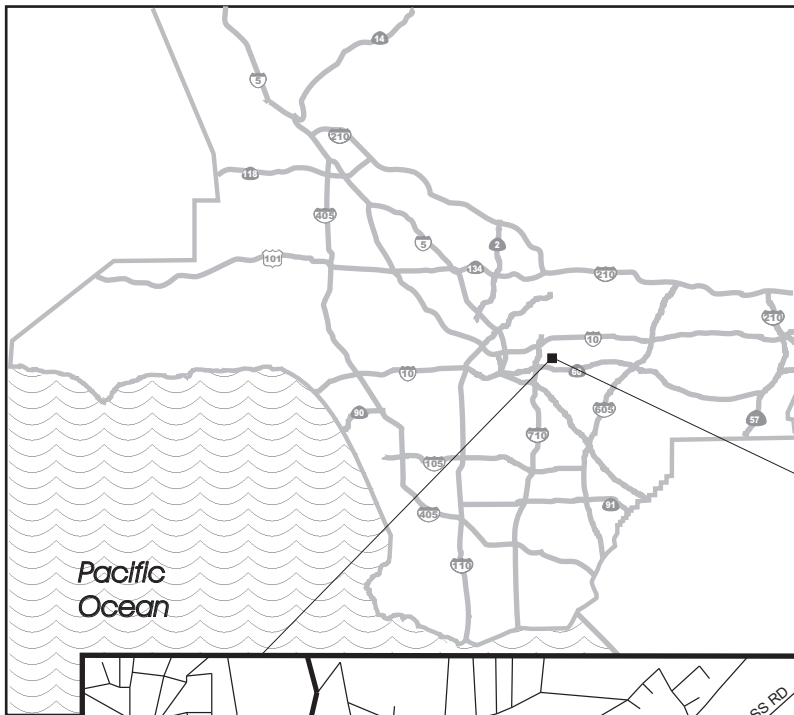
Technology. Upgrades in electrical and data line infrastructure for instructional, security, fire alarm, and energy management systems have been undertaken as part of the 2004 FMPU. The recently completed Academic Products Services Delivery Network Project (ASPDN) provides academic and administrative capabilities to every classroom, faculty office and staff work location.

Safety Requirements. The majority of the buildings on campus do not meet current codes, such as seismic safety, energy compliance, and the Americans with Disabilities Act (ADA).

3.6 PROJECT DESCRIPTION

Since the 2004 FMPU, student enrollment has continued to increase and the demands of the students and community continue to change. The ELAC service area has also increased from 77 square miles to include sixteen communities and a coverage area of approximately 100 square miles (**Figure 3-2**). Student enrollment² reached 20,128 in 2009 and is anticipated to exceed the capacity of 25,000 planned for under the 1998 FMP by 2013. Enrollment is projected to reach approximately 27,000 by 2015. The proposed project addresses this increase in students and includes buildings and facilities that provide state-of-the-art learning environments, enhanced infrastructure, aesthetic improvements, improved safety (through building improvements, lighting and adequate convenient parking), and the ability to maintain and/or increase course offerings and programs.

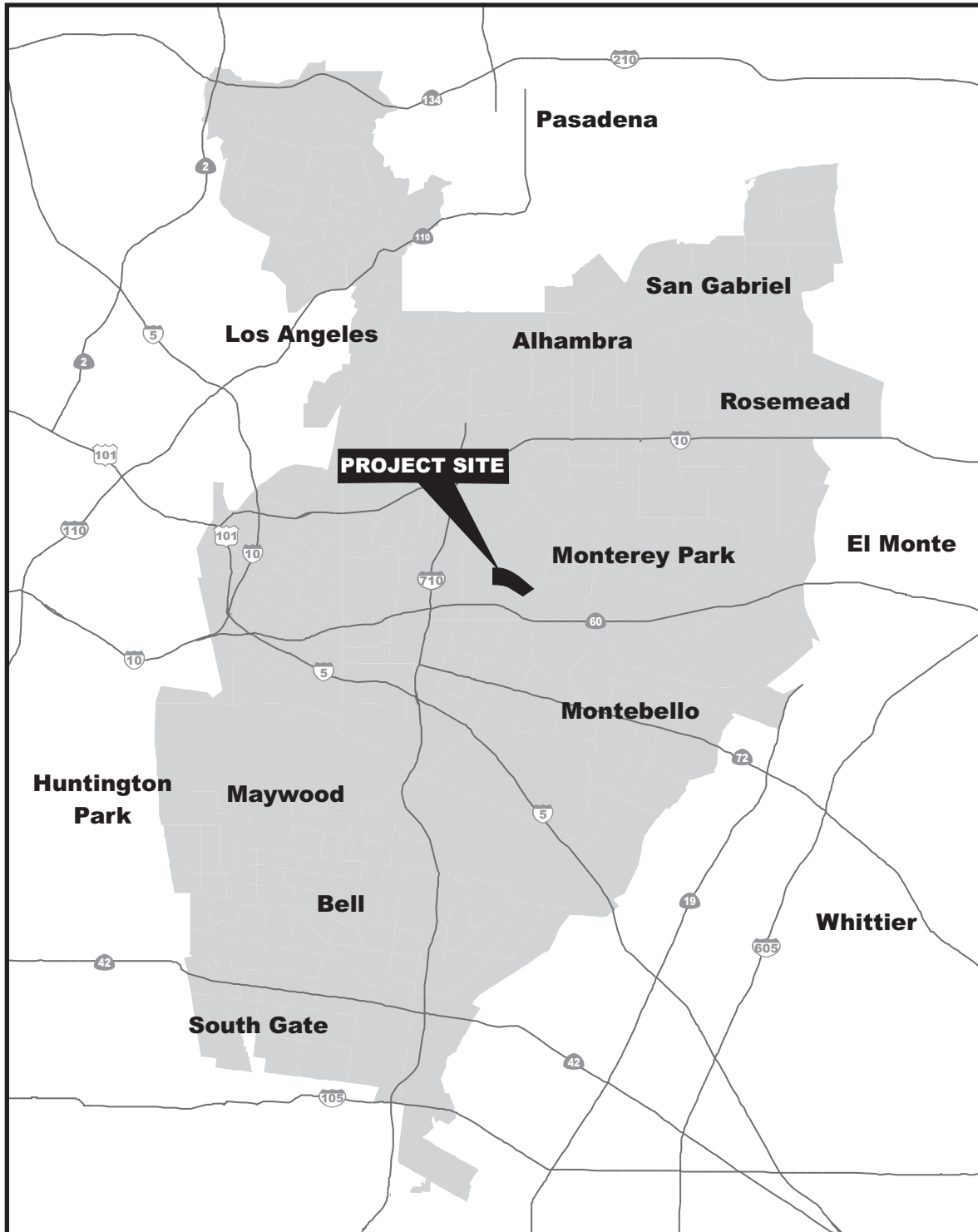
²Student enrollment is calculated as *unduplicated headcount*, representing the actual number of students attending the college.



LEGEND:

 Project Site

SOURCE: TAHA, 2009



LEGEND:

 ELAC Service Area

SOURCE: TAHA, 2009



FIGURE 3-2

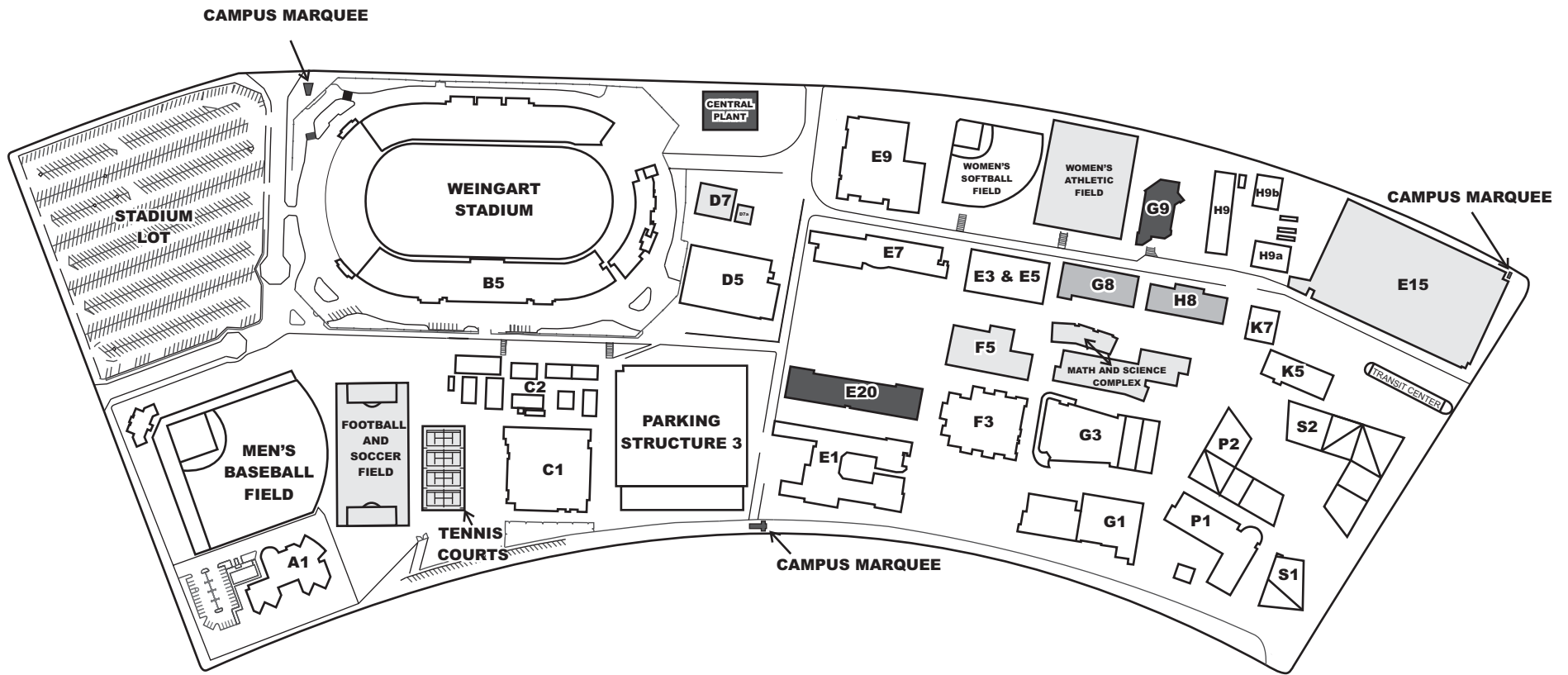
ELAC SERVICE AREA

Table 3-2 below outlines the proposed changes to the 1998 FMP and the 2004 FMPU. The revisions are broken into three categories; New Facilities, Proposed Modernizations and Revised Project Elements. The New Facilities consist of the addition of approximately 126,093 net gsf of new facilities and demolition of existing buildings not originally proposed for demolition, and the addition of three campus marquees (large lighted signs). The Proposed Modernizations include the retention and modernization of buildings that were proposed to be demolished under the 2004 FMPU. The Revised Project Elements include a reduction in the gsf of the proposed Math and Science Complex, changes to Building F5 (English and Math Lab), including demolition of the existing building and the addition of 32,306 gsf, reintroduction of the proposed athletic fields that were originally proposed in the 1998 Facilities Master Plan (1998 FMP) and eliminated in the 2004 FMPU, located west of the Men’s Gymnasium and east of the Women’s Gymnasium, a minor reduction in the number of parking spaces proposed for the Northeast Parking Structure, and elimination of the proposed 300-space parking structure that was to be located north of the Swim Stadium (**Figure 3-3** and **3-4**). Currently there are a total of 3,977 parking spaces on campus, under the proposed project there would be a total of 5,161 parking spaces.

TABLE 3-2: PROJECT DESCRIPTION SUMMARY			
Project	1998 Facilities Master Plan	2004 Facilities Master Plan Update	2009 Facilities Master Plan Update
New Facilities			
Vocational / General Classroom Building, existing G9	N/A	N/A	60,000 gsf, 3-level (approx. 50') building with LEED ³ design; the existing Nursing Building (G9) would be demolished to accommodate this new facility
Student Success and Retention Center, existing E3 and E5	N/A	N/A	130,000 gsf, 5-level (approx. 74') building with LEED , the existing Business (E3), Classrooms (E5) and E6 Bungalows would be demolished to accommodate this new facility
Central Plant	N/A	N/A	3,520 gsf, 1-2 level (approx. 21') building that will house heating, cooling and electricity generating equipment for the campus
Campus Marquees	N/A	N/A	(3) campus electronic digital message information signs with 22- to -30-foot by 12-foot Light-Emitting Diode (LED) display boards
Proposed Modernizations			
Classrooms G8 and H8 Modernization	Proposed to be demolished as part of the Math and Sciences Complex	Proposed to be demolished as part of the Math and Sciences Complex	Modernization to bring existing building up to current code and life safety standards. Modernization part of Math and Science Complex

³LEED is a national rating system developed by the U.S. Green Buildings Council to provide a benchmark for the design, construction, and operation of green buildings.

Project	1998 Facilities Master Plan	2004 Facilities Master Plan Update	2009 Facilities Master Plan Update
Math and Science Complex, existing G5, G6, H5, H6, H7	Consolidation of math and science facilities, seven buildings to be demolished to accommodate the 140,000-gsf facility	Proposed revision would include Health Care Careers building as part of this complex.	Revised plan proposes the demolition of 5 existing buildings and a reduction in gsf to 118,334, 3-levels (approx. 51'). Health Care Careers Building accommodated at satellite location
Campus Student Center/Bookstore Complex, existing F5 (formerly referred to as Student Services)	Remodel of existing building	Proposed as planned	Revised plan proposes the demolition of the Existing Student Services F5 and the construction of a new 55,000 gsf, 3-level building (approx 50') with LEED design, consolidating Student Center and Bookstore operations
Football/Soccer Field	One full-sized field (for football or soccer)	Not proposed	One full-sized field (for football or soccer), the B2 Bungalow complex will be removed to accommodate the new athletic facilities.
Tennis Courts	Proposed on rooftop of Parking Structure 3	Not Proposed	Tennis courts proposed east of the proposed football and soccer field
Women's Athletic Field	New women's athletic field	Not Proposed	Athletic field for multi-purpose sports activities proposed east of the Women's Softball Field, the F9 Bungalow complex will be removed to accommodate this new athletic field
Parking Structure 4	1,000-car, 5-level (one below ground) parking structure	1,600-car, 4-level parking structure with expanded footprint	Minor reduction of 26 parking spaces. 1,574-car parking structure, 4 levels (approx 47')
Pool Lot, existing D7 and D7a	300-car 4-level (one below ground) parking structure	Proposed as planned	Not Proposed
SOURCE: East Los Angeles College, 2009 East Los Angeles College Facilities Master Plan Update.			



LEGEND: ■ Proposed New Facilities ■ Proposed Modernizations ■ Revised Project Elements □ Existing Buildings

- | | | | |
|--|---|---|-------------------------------------|
| A1 Child Development Center | E3/E5 Classrooms | G1 Administration | K7 Classrooms |
| B5 Weingart Stadium/Sheriffs Office | E7 Technology Center | G3 Ingalls Auditorium | P1 Auto Technology |
| C1 Men's Gym/Fitness Center | E9 Women's Gym | G8 Classrooms | P2 Performing Arts Complex |
| C2 Classrooms | E15 Parking Lot 4 | G9 Vocational/General Classrooms | S1 Vincent Price Art Gallery |
| D5 Swim Stadium | E20 Student Success & Retention Center | H8 Classrooms | S2 Fine Arts Complex |
| D7 Faculty Office | F3 Bailey Library | H9 Plant Facilities | |
| E1 Student Services Center | F5 Campus Student Center/Bookstore Complex | K5 Classrooms | |

SOURCE: 2009 East Los Angeles College Facilities Master Plan Update



FIGURE 3-3



SOURCE: 2009 East Los Angeles College Facilities Master Plan Update



East Los Angeles College Facilities Master Plan Update
Supplemental Environmental Impact Report
LOS ANGELES COMMUNITY COLLEGE DISTRICT

FIGURE 3-4

RENDERING OF MATH AND SCIENCE COMPLEX

DETAILED PROJECT ELEMENTS

New Facilities Included in the 2009 Facilities Master Plan Update

Vocational/General Classroom Building. A LEED certified, 60,000-gsf multi-story vocational and general classroom building housing, Administrative Justice, fire technology, forensics (labs-CSI), probation and general lecture classroom and offices. The existing Nursing Building G9 would be demolished to accommodate this new facility.

Student Success and Retention Center. A LEED certified, 130,000-gsf, five-story building housing English, foreign language, speech and communications, ESL and basic skills, non-credit, Chicano studies, reading/writing labs, learning assistance and honors program, is proposed to consolidate the language arts programs into a single cohesive center. The construction of this facility would address the current program needs to move the college into current facilities standards. The proposed building would replace the existing Business E3, Classrooms E5 and E6 Bungalows and include a landscaped/hardscaped central campus quad area.

Central Plant. A 3,520-gsf, 1-2 level building that will house the heating, cooling and electricity generating equipment for the campus.

Campus Marquees. Three campus electronic digital message-information signs with 22- to 30-foot high by 12-foot wide Light-Emitting-Diode (LED) display boards would be located at the southeast corner of the Floral Drive/Avalanche Way intersection, the southwest corner of the Floral Drive/Collegian Avenue intersection, and at the entryway of Parking Structure 3, located mid-block on Avenida Cesar Chavez between Collegian and Bleakwood Avenues.

Proposed Modernizations in the 2009 Facilities Master Plan Update

Classrooms G8 and H8 Modernization. Classrooms G8 and H8 were originally proposed to be demolished to accommodate the Math and Science Complex (see below). The modernization, to be integrated into the Math and Science Complex, would modernize Classrooms G8 and H8 that were originally constructed in 1963 and 1961, respectively. This modernization will bring the existing buildings up to current code and life safety standard and provide modernized classroom space to meet current and future enrollment.

Revised Project Elements in the 2009 Facilities Master Plan Update

Math and Science Complex. The 1998 FMP proposed the consolidation of math and science facilities; seven buildings were to be demolished to accommodate this 140,000-gsf facility. The 2004 FMPU proposed to incorporate the Health Care Careers Building in this facility. The Health Care Careers Building is now being accommodated at a satellite location which has undergone separate review. The revised project description reduces the number of buildings being demolished from seven to five and proposes a reduction in size from 140,000 to 118,334 gsf.

Campus Student Center/Bookstore Complex. A LEED certified, 55,000-gsf multi-story building, which would include a food court, bookstore, student activities center, student government offices, international student office, health services, Cal-Works, multi-purpose room, meeting rooms, and faculty lounge. The proposed building would replace the existing Student Services Building F5.

Football/Soccer Field. The 1998 FMP proposed one full-sized field (football or soccer). The full-sized field (football or soccer) was not proposed as part of the 2004 FMPU. The proposed project

reincorporates the football/soccer field. The B2 Bungalow Complex will be removed to accommodate the new athletic field. The football/soccer field will be lighted for nighttime use.

Tennis Courts. The 1998 FMP proposed tennis courts on top of Parking Structure 3. The 2004 FMPU did not include the tennis courts as part of Parking Structure 3. The proposed project includes four tennis courts to be located east of the proposed football/soccer field. The tennis courts will be lighted for nighttime use.

Women’s Athletic Field. The 1998 FMP proposed a new women’s athletic field. The athletic field was not proposed as part of the 2004 FMPU. The proposed project reincorporates the athletic field. The F9 Bungalow Complex will be removed to accommodate the new athletic field.

Parking Structure 4. The 1998 FMP proposed a 1,000-car, five-level (one below ground) parking structure. In the 2004 FMPU, the parking structure was revised to accommodate a 1,600-car, four-level parking structure with an expanded footprint. The proposed project reduces the number of parking spaces from 1,600 to 1,574 spaces.

3.7 CONSTRUCTION PHASING

Table 3-3 identifies the various project components and provides an estimated construction schedule for the components of the proposed project. Construction start times and durations are an approximation and will be adjusted as design plans become finalized.

TABLE 3-3: TENTATIVE PROJECT CONSTRUCTION PHASING				
Project	Building to be Demolished/Removed	Existing Gross Square Footage	Net Added Square Footage	Estimated Year of Construction
Vocational / General Classroom	G9 Nursing	19,327	40,673	TBD
Student Success and Retention Center	E3 Business, E5 Classrooms, E6 Bungalows	48,100	81,900	2011
Campus Student Center / Bookstore Complex	F5 Student Services	22,694	32,306	2011
Classrooms G8 and H8 Modernization	N/A	N/A	N/A	2011
Math and Science Complex (G5, G6, H5, H6, H7)	G5 Home Economics, G6 Physics, H5 Earth Science, H6 Life Science, H7 Lecture Hall		65,136	2011
Football/Soccer Field	B2 Bungalow Complex	N/A	N/A	2014
Tennis Courts	A Bungalows	N/A	N/A	2014
Women’s Athletic Field	F9 Bungalows	N/A	N/A	2014
Parking Structure #4	N/A	N/A	470,530	2010

SOURCE: East Los Angeles College, 2009 East Los Angeles College Facilities Master Plan Update.