

## CHAPTER 2 - PROJECT DESCRIPTION

This chapter describes the proposed project, the Los Angeles Pierce College Facilities Master Plan, and the proposed facilities and projects set forth in the Master Plan. Provided below are the project objectives, a description of the project location and setting, characteristics of each proposed project under the Master Plan, a construction scenario, and a list of related projects.

### 2-1 PROJECT OBJECTIVES

The objectives of the proposed Master Plan are to:

- Create a more active and productive Pierce College: educationally, economically, and in the community.
- Improve the image of the Pierce College Campus by giving priority to high visibility/high use areas.
- Provide facilities to allow Pierce College to support projected enrollment in the year 2010.
- Enhance land resources and re-establish Pierce College as a center for urban agriculture.
- Create public/private partnerships to enhance academic programs and to provide support facilities.
- Create better and improved access to the tools that aid learning, including library facilities, technological research and instructional aids, and laboratory equipment.
- Create and develop new and emerging educational programs.
- Create and design facilities that promote the Leadership in Energy & Environmental Design (LEED<sup>TM</sup>) Green Building standards.

### 2-2 PROJECT LOCATION AND SETTING

Pierce College is located in the southwest corner 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 Victory Boulevard,<sup>1</sup> to the south by residential development and Oxnard Street, to the east by Winnetka Avenue, and to the west by De Soto Avenue and a residential development currently under construction on the east side of De Soto Avenue (see Figure S-2). The College campus encompasses a total land area of approximately 384 acres. Approximately 200 of the 384 acres are devoted to an agricultural laboratory (often referred to as the Pierce Farm), which has been less intensely used in recent years. Most of the College's educational buildings are located in the

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<sup>1</sup> Pierce College property also includes a Child Development Center and land leased to the Sunrise Little League located immediately north of Victory Boulevard and west and east of Winnetka Avenue, respectively.

core area of the campus. Other important campus areas include the athletic/recreational and horticultural areas.

Pierce College includes educational and administration facilities, agricultural land and facilities, surface parking lots, athletic fields and sports facilities, and open space. In the Fall 2001 semester there were 18,118 students enrolled at Pierce College. The estimated number of annual full-time-equivalent (FTE)<sup>2</sup> students for the 2001-2002 academic year is 13,591. As of the 2001-2002 academic year there were 566 FTE employed staff members at Pierce College. The projected number of FTE students for the 2002-2003 academic year is 12,000 and the projected number of FTE employed staff members is 536.<sup>3</sup>

Residential, educational, commercial, and light industrial land uses exist in the immediate areas surrounding the campus (see Figure S-3). Single-family residential development exists immediately south of the campus and a multi-family residential development is currently under construction immediately west of the campus. The MTA railroad right-of-way and residential uses are located to the north across Victory Boulevard. The West Valley Occupational Center is located east of the campus. Warner Center, one of four existing urban centers in the Valley, is located to the west of the College and De Soto Avenue. Warner Center contains major regional oriented and commercial development.

The Pierce College campus is located approximately 0.5 miles north of the Ventura Freeway (U.S. 101) and is approximately 6 miles west of the San Diego Freeway (I-405). Other transportation facilities in the area include the Van Nuys Airport approximately 5 to 6 miles northeast of the College and a commuter rail station (Metrolink) located approximately 3 miles northeast of the campus. Bus service is provided along major streets in the immediate vicinity of the College.

Water resources in the area include the Chatsworth Reservoir approximately 3 miles northwest of the College, the Encino Reservoir and dam located approximately 4 miles to the southeast, and the Los Angeles River approximately ¼ mile north of the campus. The Donald C. Tillman Water Reclamation Plant is approximately 6 miles east of the campus.

Pierce College is located in the Canoga Park-Winnetka-Woodland Hills-West Hills 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 Pierce College for Open Space and Public Facilities uses. According to the *Los Angeles Planning and Zoning Code*, the campus is zoned OS-1XL and PF-1XL for open space and 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

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<sup>2</sup> To determine the number of full-time-equivalent 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>3</sup> Due to limitations on state operating funds, enrollment for the 2002-2003 academic year will be constrained and will be lower than enrollment for the preceding 2001-2002 academic year.

height. The academic core of the campus, bounded by Victory Boulevard to the north, Mason Street and Stadium Way to the west, Stadium Way and Brahma Drive to the south and Winnetka Avenue to the east, is zoned as public facilities. The rest of the campus, which includes the agricultural fields, is zoned as open space. Under state law, buildings and facilities at Pierce 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 Pierce College includes flat, level agricultural land areas as well as rolling hills and open space. Although there are no earthquake faults known to exist on the campus, there are a number of active faults located in the San Fernando Valley. The Northridge Thrust fault (maximum earthquake magnitude 6.9 on the Richter scale), which was responsible for the 1994 Northridge Earthquake, is located approximately 9 miles from the campus. The Santa Susana fault (maximum magnitude 6.6) is located approximately 10 miles from the campus and the San Fernando fault (maximum magnitude 6.7) is located approximately 11 miles from the campus and was responsible for the 1971 San Fernando Earthquake.

Biological resources in the area consist of agricultural fields, a nature preserve, large areas of open space, various tree species, and ornamental landscaping, any of which may provide habitat for various animal species. No threatened or endangered species are known to exist on the campus. Canadian geese, a locally sensitive species, use the agricultural fields on the campus as feeding and resting habitat during the winter months.

The San Fernando Valley and the Southern California region in general have a Mediterranean climate characterized by warm, dry summers and mild winters with most of the rainfall occurring between the months of November and April.

The College is located within the South Coast Air Basin, which covers approximately 6,600 square miles and consists of the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties and all of Orange County. Among the four counties of the Basin, Los Angeles County has the highest ambient pollution concentrations. Air quality in the region has, however, been improving steadily since the early 1990s.

## 2-3 PROJECT DESCRIPTION

The Master Plan would maintain the College's agricultural integrity while providing enough space in new and modernized facilities to accommodate an enrollment in 2010 of 23,252 students (or 16,423 FTE students for the 2010-2011 academic year) and 734 FTE employed staff members.<sup>4</sup> At the same time the Master Plan would enhance the image of the campus and further the educational goals and curriculum of the College. Figure S-4 illustrates the existing buildings/facilities and landscape of Pierce College.

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<sup>4</sup> Student FTE and full-time employed staff members are projected on the basis of 4% funded growth compounded annually from 2002 through 2010. Projected enrollment in the Fall 2002 semester is 16,990 students or 12,000 FTEs for the 2002-2003 academic year. The projected number of staff FTEs for 2002-2003 is 536.

The Master Plan proposes to meet these goals through the construction of new facilities and renovation and modernization of existing facilities. The College also seeks public/private partnerships to expand its facilities and educational opportunities. The total bond distribution to the College under Proposition A is approximately \$166 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, agricultural facilities, and an equestrian education center that would enhance Pierce College's agricultural curriculum and community services programs. The public/private partnership programs may include life-long learning residences, student dormitories, a sciences partnership building, agriculture partnerships, and a horticulture classroom building. Implementation of some of the partnership projects may require zoning/planning approvals from the City of Los Angeles.

The proposed Master Plan projects involve construction and renovation in the education/public facilities portion of the campus as well as the agricultural/open space areas of the campus (see Figure 2-1). The new and renovated buildings would be architecturally individual yet have a common theme visually tying the buildings together. New educational facilities and buildings proposed under the Master Plan would result in the conversion of approximately 12 to 13 acres of open space/farmland in the agricultural area of the campus.

The Master Plan construction scenario addresses development that is expected to commence in 2003 and continue through the year 2010. This is considered to be a flexible timetable as commencement of several projects is contingent upon finding suitable private partners.

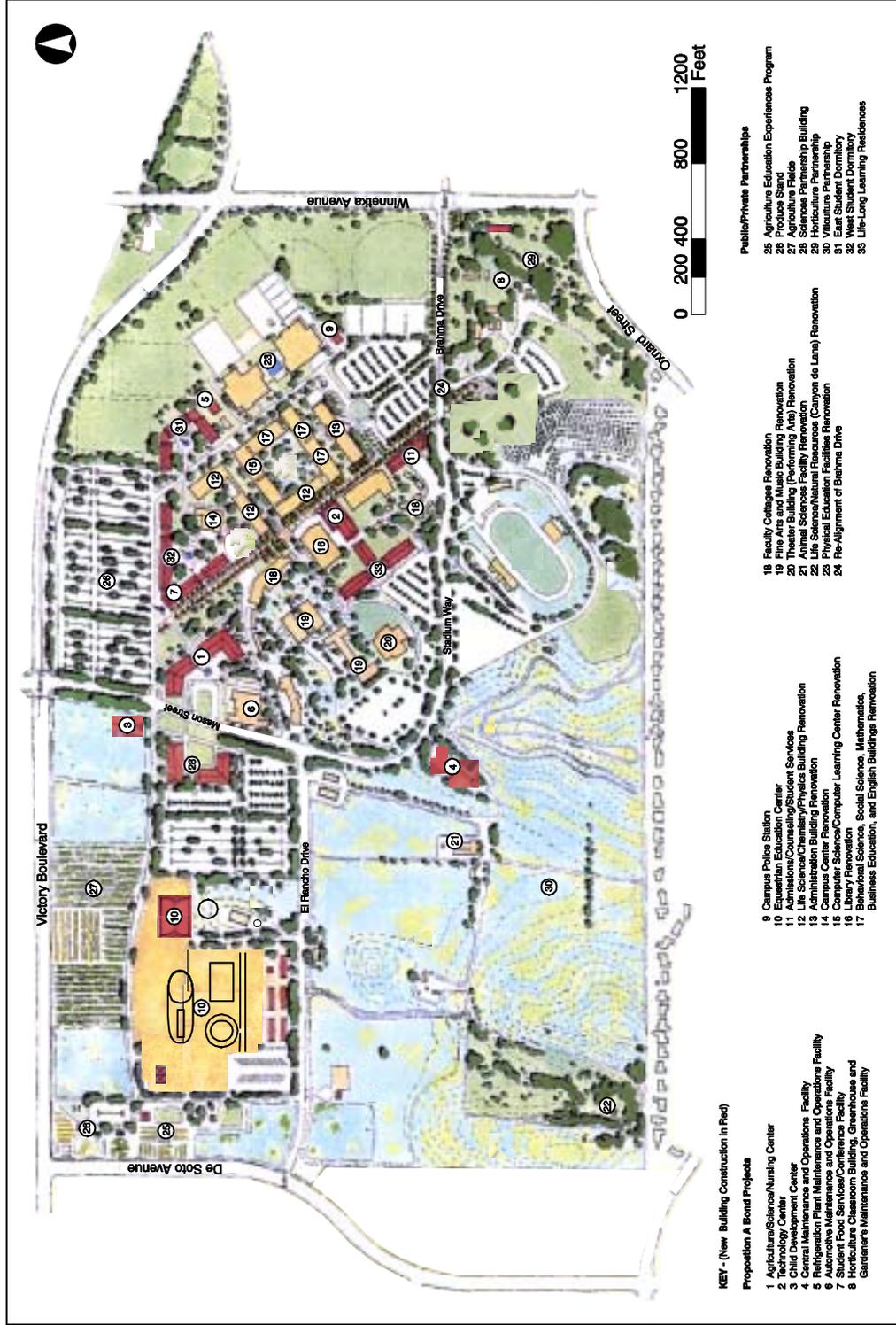
Completion of the projects proposed under the Master Plan would result in an increase of approximately 500,000 gross square feet of building area, 400 to 450 housing units, and 1,087 parking spaces on the campus. Currently, there are approximately 585,000 gross square feet of building area and 4,119 parking spaces (3,949 paved parking spaces and 170 unpaved parking spaces in dirt lots) on the campus. Implementation of the Master Plan would also increase employment at the College from 566 in the 2001-2002 academic year to 734 FTE employed staff members in the 2010-2011 academic year. Construction of new facilities and renovation, reconstruction, and modernization of existing facilities under the Master Plan would be consistent with Pierce College's energy conservation measures that have and are currently being implemented campus-wide.

The Proposition A Bond Facilities projects and Pierce College Public/Private Partnership projects proposed under the Master Plan are summarized in Table 2-1 and described in greater detail below. 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.

### 2-3.1 Bond Facility Projects

The Proposition A Bond projects have been organized into three categories: 1) construction of new facilities, 2) renovation, reconstruction, and modernization of existing facilities, and 3) demolition projects.

Figure 2-1: Proposed Master Plan Development



Sources: Los Angeles Pierce College Facilities Master Plan, 2001; Myra L. Frank & Associates, Inc., 2002.

**Table 2-1: Proposed Master Plan Projects**

<b>Map Key</b>	<b>Project Name</b>	<b>Size</b>	<b>Construction Schedule</b>	
<b>Proposition A Bond Projects – New Construction Projects</b>				
1	Agriculture/Science/Nursing Building	130,000 sf	March 2004 – August 2005	
2	Technology Center	60,000 sf	May 2004 – May 2005	
3	Child Development Center	30,000 sf	February 2004 – January 2005	
4	Maintenance and Operation (M&O) Facilities	New “Central” Maintenance and Operations Facility	35,000 sf; 40 vehicle parking	November 2005 – November 2006
8		New Gardener’s M&O Facility	To Be Determined	May 2004 – December 2004
5		New Refrigeration Plant M&O Facility	To Be Determined	March 2005 – February 2006
6		Automotive M&O Facility (facility relocated into an existing building)	N/A	April 2006 – December 2006
7	Student Food Services/Conference Facility	20,000 sf	September 2006 – September 2007	
8	Horticulture Classroom Building & Greenhouse & Renovations	2,000 sf classroom building (60 student capacity) and renovation of existing facilities	December 2003 – December 2004	
N/A	Water Reclamation Facility	To Be Determined	August 2004 – December 2005	
9	Campus Police Station (on hold pending funding)	3,000 sf	On Hold	
10	Pierce College Equestrian Education Center	134,092 sf and 32.8 acres (this includes the existing equestrian area)	February 2004 – August 2004	
11	Admissions/Counseling/Student Services Building	60,000 sf	September 2004 – February 2006	
<b>Proposition A Bond Projects – Reconstruction, Renovation, and Modernization Projects</b>				
12	Life Science/Chemistry/Physics Building	41,741 sf	September 2005 – March 2006	
13	Administration Building	Lobby Renovation (Phase I)	925 sf	August 2002-October 2002
		Exterior renovation	N/A	April 2006 – October 2006
		Interior renovation	19,119 sf	April 2006 – October 2006
14	Campus Center	12,064 sf	September 2008 – September 2009	
15	Computer Science/Computer Learning Center	56,617 sf	May 2005 – January 2006	
16	Library	23,900 sf	April 2004 – June 2005	

**Table 2-1: Proposed Master Plan Projects**

<b>Map Key</b>	<b>Project Name</b>		<b>Size</b>	<b>Construction Schedule</b>
N/A	Architectural Upgrade of Quad Buildings (exterior renovation)		N/A	April 2006 – October 2006
17	Behavioral Science, Social Science, Mathematics, Business Education, and English		38,012 sf	February 2004 – October 2004
18	Faculty Offices (Cottages)		14,020 sf	January 2004 – September 2004
19	Fine Arts and Music		36,082 sf	March 2005 – November 2005
20	Theater Building (Performing Arts Building)		28,550 sf	September 2003 – April 2004
21	Animal Science Facilities		Two 80-person classrooms and lab facilities	September 2003 – July 2006
22	Life Science/Natural Resources Management (Canyon de Lana Restoration)		15 acres	August 2003 – January 2004
23	Physical Education Facilities (Gymnasium Buildings and Athletic Facilities - on hold pending funding)		83,080 sf	On Hold
24	Roadway, Walkway, Grounds, Parking Lot, and Entrance Improvements	Re-alignment of Brahma Drive	N/A	September 2003 – April 2004
N/A		Parking Lots 1,2,3,5, swine unit parking, and various other lots		January 2003 – January 2010
N/A		Signage for Safety and Public Information (Landscape Master Plan, Electronic Marquee, Mall Enhancement)		January 2003 – January 2010
N/A	Restroom/ADA Renovations		N/A	January 2003 – September 2009
<b>Proposition A Bond Projects – Demolition Projects</b>				
N/A	Demolition of remaining Bungalows/Trailers		15,000 sf	January 2004-March 2004
N/A	Demolition of the Child Development Center		3,660 sf	Contingent upon the completion of agreement with Metropolitan Transportation Authority
N/A	Demolition of the Existing Business Office/Student Store		7,479 sf	Prior to construction of the new Technology Center
N/A	Demolition of the Cafeteria/Associated Student Organizations (ASO) Trailer		17,700 sf	Upon finding a suitable partner for the Student Dormitory Partnership
N/A	Demolition of Small Structures in Canyon de Lana		N/A	August 2003 – January 2004
N/A	Demolition of the Agricultural Sciences Building and Plant Facilities		Plant Facilities-35,600 sf; Agricultural Sciences Building-5,000 sf	Prior to the start of construction for Phase II of the Exhibition/Events Center and Sciences Partnership Building.
N/A	Demolition of the Soils Lab/Horticulture Unit		15,451 sf	Upon finding a suitable partner for the Sciences Building Partnership

**Table 2-1: Proposed Master Plan Projects**

<b>Map Key</b>	<b>Project Name</b>		<b>Size</b>	<b>Construction Schedule</b>
N/A	Demolition of Storage Structure in the Horticulture Area		N/A	December 2003 – December 2004
<b>Public/Private Partnership Projects</b>				
25	Agriculture Partnerships	Agriculture Education Experiences and Programs	Approx. 7 acres	Begin in January 2003
26		Produce Stand	5,000-sf and 2 to 3 acres	Begin in the 1 <sup>st</sup> half of 2003
27		Agricultural Fields	12 to 13 acres	
28	Sciences Partnership Building		Approx. 100,000 sf and 7 acres	February 2007 – July 2008
29	Horticulture Partnership		Approx. 31 acres	May 2003 – December 2004
30	Viticulture Partnership		Approx. 9 acres	January 2004 – October 2004
31	Student Housing Partnership	East Student Dormitory	200 total units	September 2008 – August 2009
32		West Student Dormitory		September 2006 – August 2007
33	Life-Long Learning Residences Partnership		Approx. 5 to 12 acres/ 200 to 250 units	August 2008 – August 2009
Note: N/A – Not Applicable				

Source: Pierce College; Swinerton Management & Consulting; Myra L. Frank & Associates, Inc., 2002.

*a. New Construction Projects*

**Agriculture/Science/Nursing Building:** A new 3-story, 130,000-square-foot Agriculture/Science/Nursing Building would be constructed to meet the needs of the Agriculture, Life Sciences, Chemistry, Physics, and Nursing Departments. The current proposed location for this new facility is immediately south of Parking Lot 7, bordering Swisher Park to the west. The construction process for this new facility is expected to begin in March 2004 and be completed by August 2005. This building would create growth space for other academic disciplines as the sciences move into the new building, and other academic disciplines expand into the vacated, renovated space.

**Technology Center:** A new 3-story, 60,000-square-foot Technology Center with open access computer labs would be constructed. The Center would house the campus Learning Resources Center, general student computer center, Computer Science Department, Computer Applications & Office Technologies Department, campus computer learning classrooms, faculty/staff development center, tutorial labs, and Distance Education/Teleconferencing Center. The current proposed location is the site of the existing Business Office/Student Store building, near the

center and immediately west of the Mall, adjacent to the existing library. The construction process is scheduled to begin in May 2004 and finish by May 2005. This facility may be connected to and incorporated within the existing library building, depending on land space restrictions, to create a better synergy between the two facilities. If the Library and Technology Center are joined as one building, the Technology Center is expected to occupy the first floor while the Library would occupy the second floor. A new façade would be constructed to join the new construction with the existing Library Building.

***New Child Development Center:*** A new single-story, 30,000-square-foot Child Development Center (CDC) with six separate classrooms, meal preparation kitchen, and dining area would be constructed to replace the existing CDC. The meal preparation kitchen would be designed to provide 3 meals per day for approximately 175 to 200 children. The new CDC would also include two College classrooms with observation windows into the children's classrooms and four faculty offices. The new CDC would include support facilities such as specialized bathrooms for small children, separate bathrooms to meet regulations for school age children, adequate storage space, offices, a break room, a workroom, and a conference room. Children enrolled at the new CDC would range in age from 5 and under for regular day sessions to 12 and under for after school sessions. The new CDC hours of operation would range from 8:00 a.m. to 3:00 p.m. for the children 5 years of age and under and may remain open until 10:00 p.m. for after-school activities and sessions for children 12 years of age and under. Approximately 36 staff and student workers would operate this facility.

The current CDC is located off-campus on a strip of College-owned land north of Victory Boulevard and west of Winnetka Avenue. The existing CDC students range in age from 2½ to 5 years old. CDC hours of operations are 8:00 a.m. through 3:00 p.m. with children attending the CDC for half-day sessions. The new CDC would be relocated to a site on campus. Several locations on campus west of Mason Street are under consideration. The preferred location is immediately west of Mason Street and north of the existing Soils Lab. The College may enter into an agreement with the Metropolitan Transportation Authority (MTA) whereby MTA would lease the strip of land on which the current CDC is located in order to construct a new transit station for the proposed busway. The construction process for the CDC is scheduled to begin in February 2004 and finish by January 2005.

Child Development Center site improvements are also planned including a 40-space parking lot, entry drop-off area, and partially covered children's play/activity area.

***Maintenance and Operation Facilities:*** This proposed single-story project would decentralize all plant facilities and relocate them according to functional affinities. A new 20,000-square-foot Central Plant Facilities Building, 15,000-square-foot warehouse, and secured/sheltered (carport) parking for 40 vehicles would be constructed to replace 17,223 square feet of bungalow offices, an 11,710-square-foot warehouse, and 6,670 square feet of garages. The current proposed location for the Central Plant Facilities Building is on the southwest side of Stadium Way across from Parking Lot 6. Construction of the Central Plant Facilities Building is scheduled to start in November 2005 and finish by November 2006.

A new single-story Gardener's Maintenance and Operation facility would be constructed in the existing Horticulture area located on the southeast portion of the campus. This facility would be

integrated into the conceptual design for the Horticulture area based on proposals from the Horticulture partner. Construction of the Gardener's Maintenance and Operation facility is scheduled to start in May 2004 and finish by December 2004.

A new Refrigeration Plant Maintenance and Operations facility would be constructed northwest of the gymnasiums, east of the Mall, and the Automotive Maintenance and Operations unit would be relocated to a facility in the existing Industrial Technology Building. Construction of the Refrigeration Plant Maintenance and Operations facility would begin in March 2005 and finish by February 2006, and relocation of the Automotive unit would begin in April 2006 and finish by December 2006.

**Student Food Services/Conference Facility:** A new single-story, 20,000-square-foot Cafeteria/Conference Facility would be constructed to provide food service, dining areas, and meeting rooms. This facility would include 3 dining rooms, one of which would seat approximately 100 persons and the other two of which would seat 40 persons each. A staff dining room with a seating capacity of 100 persons would also be constructed. The Cafeteria would be located on the ground floor of the West Student Dormitory<sup>5</sup> if a Student Housing public/private partnership is established. If this project is not tied with a dormitory partnership, the building would be located on the site of the current cafeteria building. The construction schedule for this facility is expected to extend from September 2006 through September 2007 and would be tied to the construction schedule of the West Student Dormitory.

**Horticulture Classroom Building & Greenhouse:** A new single-story, 2,000-square-foot Horticulture Building would be constructed to accommodate up to 60 students. This building would contain two classrooms accommodating 25 to 30 students each, restroom facilities, and an office. The current proposed location is the Horticulture area located at the southeast corner of the campus. This project would also include restoration of the Arboretum, Braille Trail, Greenhouse, and Lath House. This project would be developed in conjunction with the Horticulture Partnership. For more information please see the Horticulture Partnership discussion in Section 2-3.2 of this chapter. The construction process is scheduled to begin in December 2003 and finish in December 2004; however, this schedule may be contingent upon the development of the proposed Horticulture Partnership.

**Water Reclamation Facility:** A new single-story Water Reclamation Facility would be constructed to treat wastewater from the campus to acceptable levels for irrigation purposes. The design/construction process is scheduled to begin in August 2004 and finish by December 2005. The location and design of the proposed Water Reclamation Facility have not yet been determined. As a consequence, further environmental review in accordance with CEQA regulations will be required once a preliminary design has been developed.

The College is also considering, as an alternative to an onsite treatment facility, allocating Proposition A funds towards the construction of an underground pipeline from the Donald C. Tillman Water Reclamation Plant to the campus. The pipeline, which would be located in the right-of-way for the new busway planned by the Los Angeles County Metropolitan

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<sup>5</sup> The West Student Dormitory is part of the proposed Student Housing Partnership described in greater detail in Section 2-3.2.

Transportation Authority, would transport reclaimed water to the campus. A small pumping station would be constructed near the irrigation water meters to deliver water to the agricultural fields on the campus.

**Campus Police Station:** A new single-story, 3,000-square-foot Information/Police Center would be constructed near the Winnetka Avenue entrance pending allocation of funding. This facility would replace a 1,962-square-foot temporary facility that is located immediately southwest of the Women’s Gymnasium Building.

**Equestrian Education Center:** This proposed project would include new facilities and renovation of existing facilities to serve the College’s Equine program needs as well as provide shared usage for the community and private enterprises. The proposed project would include a large, multi-purpose Exhibition Center and arena (approximately 40 feet high) for year-round activities, up to seven 20-foot high stabling facilities, training rings, ovals, and track for both teaching and exercise use. Other supporting facilities such as toilets, concessions, classrooms, administration, service/maintenance yard, hay/shaving storage, parking, and interior roadways would also be provided. Fencing of similar material and design to the new campus perimeter fence would be provided along the perimeter of the facility. The architecture would be of a unique style and theme, harmonizing with the smaller barns and the large arena structure.

Interior roadways and parking areas would utilize non-skid materials (asphalt in some areas and decomposed granite in other areas) to accommodate horse loading at the site. All interior roadways would be at least 24 feet wide for fire truck access.

Landscaping is an important component of this facility and would be developed to be attractive on a year-round basis. Plantings would be drought tolerant after becoming established. Pepper trees would be planted along El Rancho Drive as part of the campus-wide Landscape Master Plan and possibly throughout the rest of the site as well. The proposed project would provide as much shade as possible throughout the Equestrian Education Center to protect both visitors and horses from sun exposure.

All rings and arena surfaces would be excavated, sloped, and filled with appropriate materials to appropriate depths to provide optimal footing, minimum airborne particulate matter, rapid drainage, and quick drying characteristics. Efficient systems would be put into place to allow rings and arenas to be watered frequently to dampen blowing dust.

Major components of this project are:

- West Equestrian Parking Lot – This parking lot would provide parking for cars and school buses and loading and unloading for horse trailers. Students, instructors, individuals, and horses participating in events would use this lot. This lot would also serve as parking for the Agriculture Educational Experiences and Programs. As noted above, the horse trailer loading and unloading area would have a slip resistant surface. The parking lot would contain approximately 144 spaces for cars and 15 spaces for buses.
- East Equestrian Parking Lot – Parking in this lot would be for cars and buses only. This parking lot would contain approximately 750 spaces for cars and 14 spaces for buses.

- **New Covered Exhibition Center** – A new 95,000-square-foot Exhibition Center would be constructed to provide permanent seating for 2,500 people. The arena floor would be 200 feet by 300 feet. This would be a multi-purpose arena designed for events such as rodeos, horse shows, other live stock events, horticulture programs, cultural events, NCAA intercollegiate events, graduation ceremonies, academic classes, concerts, exhibits, and conventions. Support facilities such as toilets, concessions, administration offices, storage, and two teaching classrooms would be provided. The Exhibition Center would have the ability to host events 7 days a week, though it is anticipated that major events would be limited to Friday nights and weekends. Attendance during weekdays would be limited and typically would not exceed several hundred persons. The hours of operation would reflect current Pierce College operation standards. Events held at the new facility could operate until 10:00 p.m. Events would be related to agricultural activities, teaching, and community service events to the greatest extent possible.
- **Bathrooms/Showers** – In addition to toilet facilities provided at the Exhibition Center, adequate toilet and shower facilities would be provided for the entire equine area. These facilities would be primarily for the convenience of the users of the barns, which include trainers, students, and faculty, as well as the general public. Showers would be reserved for users of the facility. A second set of toilets would be needed for the convenience of the shared teaching arenas.
- **Special Event Kiosk and Concession Area** – An area would be set aside for special event vendors and concession areas. They would be coordinated with other scheduled equine events and training sessions. Power, water, and sewer connections for event bathrooms and concessions trailers would be provided. On a non-event day this area could be used as a picnic area. This area would be landscaped with shade trees as well as a lawn and benches.
- **Stables/Barns** – New stables/barns, each with a schooling and exercise ring, would be constructed. Each stable/barn would provide 28 stalls, with a raised aisle and a central cross aisle and fly control system. Eight of these stalls may be used for office, tack room, horse wash, and utility room functions. Exterior elements of the stables/barns would be architecturally similar. Each stable/barn would have three dedicated turnout paddocks, each approximately 24 feet by 36 feet. The schooling rings would be approximately 60 feet by 186 feet (or the length of the stable/barn) and would be accessible directly from the cross aisle of the stable/barn. In addition a show stable facility consisting of approximately 250 to 300 stalls would be constructed. This stable facility would include water and electricity for the traveling horses participating in the various equine events. Since these stalls would be occupied by traveling horses for only short periods of times, they would be limited in size to approximately 10 feet by 10 feet.
- **Horsemanship Fundamentals Academic Program** – This program would provide pasture for the 18 pack horses that currently reside at Pierce College from the Fall through the Spring and an adjacent hitching area for teaching fundamental classes.

The dimensions of the teaching area and pasture would be the same as the dimensions of the two stables/barns to allow for potential conversion in the future.

- Roping Arena – The Roping Arena would be 150 feet by 250 feet in size. It would be located directly adjacent to the Horsemanship Fundamentals Academic Program. The Arena would require a special sand mixed surface and would be enclosed with railing and gates. Lighting, public announcement (PA), and watering systems would be provided.
- Large Teaching Ring – This teaching ring would be 200 feet in diameter. It would be divided to have a 20-foot-wide outer ring with a 6-foot-tall outer solid panel or landscaped berm. The center would have a 66-foot by 132-foot area bordered with railroad ties for special teaching. Landscaping would be included. Lighting, PA, and watering systems would be provided.
- Jumping Oval – The Jumping Oval would be 120 feet by 240 feet, located inside a quarter-mile exercise track. This oval would have a similar sand mixed surface to the Roping Arena. Lighting, PA, and watering systems would be provided.
- Dressage Court – The Dressage Court would be 70 feet by 200 feet and located inside the quarter mile track. The court would include the sand mixed surface, and lighting, PA, and water systems would be provided.
- Track – A quarter-mile exercise track would surround the Jumping Oval and Dressage Court. The track would be approximately 20 feet wide. A 4-inch sand mixed surfaced would be required. An inner track rail and outer track rail would be constructed with sliding gates. Lighting, PA, and watering systems would be provided.
- Terraced Seating – Open air terraced seating would be provided in the north and west hillsides surrounding the existing red barn. Total seating capacity would be approximately 1,500 persons.
- Equestrian Center Residence – The unoccupied residential structure on the south side of El Rancho Drive would be renovated as a full-time residence for a person or persons responsible for 24-hour health and safety of the horses.
- Central Hay/Shavings Storage Facility – This facility would be attractively designed and visually screened from the road. It would include 12 lockable high ceiling units, each 12 feet by 12 feet in size.
- Service Yard and Equipment Shed – This facility would provide storage for ATVs, muck spreaders, harrows, wheelbarrows, etc. The facility would include an area for maintenance and repair and may also include an office.
- Central Manure Disposal Collection – This area would be screened on all sides and would be managed to control odors, spillage, and flies.

- Horse Trailer Storage – A secured area would be dedicated to horse trailer storage.
- Carriage Storage – A secured shed would be provided for storing driving buggies of various sizes and types.
- Bridle Path – A 20-foot-wide Bridle Path would be developed for both riding instruction and leisure riding. The path would be located at the perimeter of the equestrian facility and would have a 5-foot-high fence on both sides. Two controlled crossings would be provided to cross El Rancho Drive to access the southern portion of the existing path.

The proposed project encompasses approximately 32.8 acres.

The minimum utility requirements for this project are as follows: an 8-inch water pipeline, a 6-inch sewer pipeline, a 36-inch storm drain line, an 8-inch fire pipeline, a 6-inch irrigation pipeline, and a 2-foot gas pipeline. Existing site utilities—water, gas, sewer, and irrigation—are available to part of the site only. Any required utility extensions would require coordination with the utilities evaluation for the entire campus.

The construction process for the Equestrian Education Center is scheduled to begin in February 2004 and finish by August 2004.

**Admissions/Counseling/Student Services:** A new two- to three-story, 60,000-square-foot Student Services Building would be constructed to address the growth needs of the following departments: Student Services, Admissions & Records, Transfer Center, Career Center, Counseling, Disabled Student Services, Financial Aid Veterans and Scholarships, Extended Opportunity Program and Services, International Students, Matriculation Assessment; High School Outreach, and Student Health. The building would also include a 75-seat matriculation assessment center. The current proposed location is at the south and west end of the Mall. This facility would be located directly southeast of the New Student Store/Student Services Center. The construction process is scheduled to begin in September 2004 and finish by February 2006. The size and location of this building is contingent upon realignment of Brahma Drive.

*b. Reconstruction, Renovation, and Modernization Projects:*

**Life Science/Chemistry/Physics Building:** The space vacated by the Science Departments, including the Life Science, Chemistry, Chemistry Storage, Physics, and Physics Storage Buildings containing five classrooms, 12 laboratories, and faculty offices would be renovated. The renovated space would total 41,741 square feet.

Renovation would include the following elements: architectural upgrades to enhance the “Spanish” look and to hide rooftop mechanical units; replacement of windows and upgrades of perimeter openings; renovation and upgrade of the basic electric and plumbing systems; renovation of the restrooms for Americans with Disabilities Act (ADA) compliance and installation of “smart” fixtures with water-saving low maintenance features; removal of asbestos-containing floor tiles and removal of other hazardous materials; heating, ventilation, and air conditioning (HVAC) alterations to meet the needs of the departments; roof replacement and

repair; technology and communications upgrades so that each classroom, laboratory, and work area is linked to the campus central server; classroom facilities to include new marker boards, bulletin boards, and a teaching wall; and new flooring, painting, and window treatments.

The renovation process is scheduled to begin in September 2005 and finish by March 2006.

**Administration Building:** The Administration Building would be renovated for the increased needs of the faculty and administration offices. Renovation would be completed in two phases and would affect an estimated 19,119 square feet of building space. The first phase would include exterior renovations that would coincide with the architectural upgrade to the Quad Buildings noted below. The second phase would include all other interior renovation and would not begin until the current occupants move out.

Renovation would include the following elements: architectural upgrades to enhance the “Spanish” look and to hide rooftop mechanical units; replacement of windows and upgrades of perimeter openings; renovation and upgrade of the basic electrical and plumbing systems; renovation of the restrooms for ADA compliance and installation of “smart” fixtures with water-saving low maintenance features; removal of asbestos-containing floor tiles and removal of other hazardous materials; HVAC alterations to meet the needs of the departments; roof replacement and repair; technology and communications upgrades so that each work area is linked to the campus central server; and new flooring, painting, and window treatments.

The construction process for exterior renovations is scheduled to begin in April 2006 and finish by October 2006. The construction process for interior renovations is scheduled to begin in April 2006 and finish by October 2006.

**Campus Center:** The Campus Center would be renovated for the needs of Associated Student Organization (student government) and student union functions. Renovation would encompass approximately 12,064 square feet of the building and include the following elements: replacement of windows and upgrades of perimeter openings; renovation and upgrade of the basic electric and plumbing systems; renovation of the restrooms for ADA compliance and installation of “smart” fixtures with water-saving low maintenance features; removal of asbestos-containing floor tiles and removal of other hazardous materials; HVAC alterations to meet the needs of the departments; roof replacement and repair; technology and communications upgrades so that each work area is linked to the campus central server; and new flooring, painting, and window treatments.

The renovation process is scheduled to begin in September 2008 and finish by September 2009.

**Computer Science/Computer Learning Center:** An estimated 56,617 square feet of space in the Computer Science, Learning Resource Center, and Office Administration Buildings would be renovated. Renovation would not begin until this space is vacated, which would occur following completion of the new Technology Center.

Renovation would include the following elements: replacement of windows and upgrades of perimeter openings; renovation and upgrade of the basic electric and plumbing systems; renovation of the restrooms for ADA compliance and installation of “smart” fixtures with water-saving low maintenance features; removal of asbestos-containing floor tiles and removal of other

hazardous materials; HVAC alterations to meet the needs of the new programs; roof replacement and repair; technology and communications upgrades so that each work area is linked to the campus central server; and new flooring, painting, and window treatments.

The renovation process is scheduled to begin in May 2005 and finish by January 2006.

**Library:** This project would renovate 23,900 square feet of space on the first and second floors of the existing Library Building. These renovations may also incorporate the new Technology Center as discussed above.

Renovation would include the following elements: replacement of windows and upgrades of perimeter openings; renovation and upgrade of the basic electric and plumbing systems; renovation of the restrooms for ADA compliance and installation of “smart” fixtures with water-saving low maintenance features; removal of asbestos-containing floor tiles and removal of other hazardous materials; HVAC alterations and upgrades; roof replacement and repair; technology and communications upgrades so that study carrels, study rooms, and work areas are linked to the campus central server; and new flooring, painting, and window treatments.

The renovation process is scheduled to begin in April 2004 and finish by June 2005.

**Architectural Upgrade of Quad Buildings:** The roofs and façades of the Quad Buildings would be upgraded to hide rooftop mechanical units and to integrate arcades with a common building theme. Improvements would occur to the Behavioral Science, Computer Services, Drafting, English, Mathematics, and Social Science Buildings. The upgrades to the exteriors would coincide with an exterior upgrade to the current Administration Building as noted above.

**Behavioral Science, Social Science, Mathematics, Business Education, and English (Quad buildings and Business Education):** This proposed project would renovate 38,012 square feet in the Behavioral Science, Mathematics, Business Education, and English Buildings. These proposed renovations are similar to those of the Fine Arts and Music Buildings and include window replacements. Renovation in the Business Education Building would be conducted in several phases due to the need to vacate space, which would not occur until completion of the new Technology Center.

The renovation process for the Quad Buildings is scheduled to begin in February 2004 and finish by October 2004. The renovation process for the Business Education Building is scheduled in two phases, February 2004 through October 2004 and July 2005 through March 2006.

**Faculty Office (Cottages):** This proposed project would renovate 14,020 square feet of space in the cottages for student services and office use. Renovation would include the following elements: upgrades of perimeter openings; renovation and upgrade of the basic electric and plumbing systems; renovation of the restrooms for ADA compliance and installation of “smart” fixtures with water-saving low maintenance features; removal of asbestos-containing floor tiles and removal of other hazardous materials; HVAC improvements as necessary, including upgrades of the power-serving AC units; roof replacement and repair; technology and communications upgrades so that each work area is linked to the campus central server; and new flooring, painting, and window treatments.

The renovation process is scheduled to begin in January 2004 and finish by September 2004.

***Fine Arts and Music:*** This proposed renovation project would renovate 36,082 square feet of space in the Fine Arts and Music Buildings. Renovation would include the following elements: upgrades of perimeter openings; renovation and upgrade of the basic electric and plumbing systems; renovation of the restrooms for ADA compliance and installation of “smart” fixtures with water-saving low maintenance features; removal of asbestos-containing floor tiles and removal of other hazardous materials; HVAC alterations for improved efficiency; roof replacement and repair; technology and communications upgrades so that each work area is linked to the campus central server; and new flooring, painting, and window treatments.

The renovation process is scheduled to begin in March 2005 and finish by November 2005.

***Theater Building (Performing Arts Building):*** This proposed project would renovate 28,550 square feet of space in the Performing Arts Building. The proposed renovations include: renovation of the restrooms for ADA compliance and installation of “smart” fixtures with water-saving low maintenance features; HVAC alterations for improved efficiency; roof replacement and repair; technology and communications upgrades; new flooring, painting, and window treatments; and stage improvements, including an improved sound system, a new lighting grid, and replacement of the rigging/counterweight system.

The renovation process is scheduled to begin in September 2003 and finish by April 2004.

***Animal Science Facilities:*** This proposed project would renovate the animal holding pens, barns, and storage/equipment facilities. The livestock center would be set up for nighttime classes and outdoor lighting would be provided. New modular barns, animal housing units, two classrooms (accommodating up to 80 students per classroom) and dry lot pens may be constructed as part of this revitalization. The animal facilities included in this revitalization are the sheep-llama-alpaca unit, goat unit, swine demonstration unit, poultry unit, and dairy demonstration unit. A wet lab demonstration area may include a 6-foot by 40-foot by 14-foot arena with partly covered sides that are 8 feet high. The arena would contain a concrete floor with center drain and seating for 50 students. A 60-foot by 160-foot by 16-foot steel building for tractor and equipment storage may be constructed as part of the revitalization of this area. This revitalization project includes the development of parking for approximately 100 vehicles. An alternate duck pond, open to the public, may be constructed as access to the pond in Canyon de Lana becomes restricted. It should be noted that while this renovation project may include construction of new facilities, the goal is to restore the area to its prior use.

The revitalization process for the Animal Science Facilities is scheduled to begin in September 2003 and finish by July 2006.

***Life Science/Natural Resources Management (Canyon de Lana Restoration):*** The proposed nature/wildlife preserve restoration would improve safety and security of the preserve and enhance the overall area. Restoration may include the following elements:

- Removal of fallen and dead trees and chipping of the woody debris to help eliminate green waste generation, as the chips can be spread over the ground.

- Restoration of the structure originally known as the “shelter.” This is a patio-style overhead structure containing several tables for classroom activities.
- Removal of the existing deteriorated and damaged storage sheds and replacement with a single structure to store tools, construction materials, and classroom supplies.
- Removal of the deteriorating Lath House.
- Removal of deteriorated small bridges that are located on trails no longer in use.
- Installation of new, climb-proof fencing along the inside edge of the perimeter road.
- Installation of a drinking fountain at the entrance to the preserve.
- Installation of appropriate signage following campus architectural standards.
- Improvement of pond water by restricting public access, installation of a new high capacity pump, development of an alternative duck pond for the public near the animal sciences facilities, and replanting of the pond with floating and shoreline plants.
- Dredging the upper pond to increase its size and depth and reconstruction of the outlet area with new concrete and outlet pipe to regulate the pond depth and water flow down the stream to enhance the area for wildlife.
- Renovation of portions of selected trails to provide better and safer access.
- Modification and repair of the water delivery system and fittings to restore the irrigation capacity and flexibility.
- Repair or replacement of the amphitheater seats.
- Removal of non-native vegetation from the preserve, including palm trees and Aleppo pine trees.

The restoration process is scheduled to begin in August 2003 and finish by January 2004

***Physical Education Facilities (Gymnasium Buildings and Athletic Facilities):*** This proposed project would modernize 83,080 square feet of the men’s and women’s gymnasium buildings, including the shower/locker rooms, classrooms, gyms, exercise rooms, training facilities, and adaptive physical education facility. Renovations to the swimming pool and wellness therapy pool are also included in this proposed project.

Renovations to the soccer, baseball, and softball fields are also proposed. These renovations include improvements to field lighting, steel bleacher seating (200 seats), baseball public concessions, new baseball and softball field restrooms, and new baseball dugouts.

Proposed renovations also include a new all-weather track surface, field lighting improvements, sprinkler line and storm drainage upgrades at the football and practice fields, a new scoreboard, and renovation of the restrooms and field house. This modernization of the gymnasium and athletic fields is currently on hold due to budgetary restrictions.

**Roadway, Walkway, Grounds, Parking Lot, and Entrance Improvements:** These proposed improvements would include: realignment of Brahma Drive to connect with Stadium Way, repaving of campus roadways, and reconstruction and repaving of parking lots.

Parking Lot 1 currently provides space for 379 vehicles. This lot would be enlarged to accommodate a total of 470 vehicles. Parking Lot 2 currently provides space for 67 vehicles. This lot would be enlarged as part of the restoration of the Horticulture area to accommodate 92 vehicles. Parking Lot 3 currently provides space for 82 vehicles. With the realignment of Brahma Drive, Lot 3 would lose capacity and would only be able to accommodate 70 vehicles. Parking at the Swine Unit currently accommodates 30 vehicles. This lot would be enlarged as part of the renovation of the Animal Sciences Facilities to accommodate 100 vehicles. Several lots on campus would be reduced to accommodate proposed projects. For a more detailed description of parking on campus, please see Section 3-16 of this EIR.

Installation of safety lighting along roadways and in parking areas and installation of additional brightly illuminated security police phone kiosks with camera surveillance would be a part of the improvement projects. Temporary parking lots consisting of gravel would be established to accommodate parking needs during reconstruction and repaving of the current parking lots. Street-facing landscaping enhancements and improvements to the Winnetka and De Soto entrances to the campus are also scheduled to be completed under this project.

These improvements are scheduled to begin in June 2002 and extend through January 2010.

**Roadway, Walkway, Grounds, Parking Lot, and Entrance Improvements (Landscape-Specific Master Plan, Electronic Marquee, Mall Enhancement):** A Landscape-Specific Master Plan would identify improvements, which would include drought tolerant landscaping, for each specific area of the campus that is renewed. The plan will identify specific landscape for plazas, walkways, campus perimeter, agriculture exhibition areas, and featured plantings. Implementation of the Landscape-Specific Master Plan is expected to begin in January 2003 and continue through January 2009.

An electronic marquee would be constructed at the Mason Street/Victory Boulevard entrance. Aesthetic and signage improvements to the Mason Street/Victory Boulevard entrance, Winnetka Avenue entrance, De Soto Avenue entrance, and the corner of Winnetka Avenue and Oxnard Street are proposed as an element of this project. Implementation of this project is expected to begin in July 2003 and finish by January 2008. Identification signs would also be constructed on the campus at the intersections of Winnetka Avenue and Victory Boulevard and Victory Boulevard and De Soto Avenue.

The proposed Mall enhancements would include new paving, seating areas, and extension of the Mall to Parking Lot 7 at the north end and to the Horticulture area at the south end. Proposed conceptual designs for the Horticulture area show the Mall extension ending in a landscaped

quad area. Mall enhancements are expected to begin in September 2004 and finish by September 2005.

**Restroom Renovations/Americans with Disabilities Act Corrections:** Restroom renovations, ADA accessibility corrections, sidewalk repair/replacement, and trellis and arcade shading enhancements would be made throughout the campus and would be integrated with the proposed renovation projects where appropriate.

*c. Demolition of Temporary and/or Obsolete Facilities*

**Demolition and Relocation of Bungalows and Trailers:** A village swing space would be created behind the Gymnasium Buildings to accommodate the relocated occupants of the existing trailers as they are removed to create the necessary space for new construction.. Relocation of the occupants of the existing trailers to a village swing space near the gymnasiums is expected to be completed by December 2004. The village swing space would include the three new trailers noted above and approximately 13 additional trailers. Once other proposed new campus buildings are completed, the departments occupying the village swing space would be relocated to the new buildings and the trailers would be removed from the campus.

**Demolition of the Child Development Facility:** The existing 3,660-square-foot Child Development Center would be demolished. This may occur before the proposed new Child Development Center is complete. If this occurs, a temporary facility would be erected on campus to provide the services of the Child Development Center until the new facility is finished.

**Demolition of the Existing Business Office/Student Store:** Upon completion of the new Student Store/Support Services Center, the existing 7,479-square-foot Business Office/Student Store would be demolished to provide space for the new Technology Center. The reader is referred to Chapter 4, Section 4-4 of this EIR for a discussion of an alternative that would rehabilitate and reuse the Business Office/Student Store Building.

**Demolition of the Cafeteria and Associated Student Organizations (ASO) Trailer:** Upon securing a suitable partner for the Student Housing Partnership, the existing 15,200-square-foot cafeteria would be demolished to provide space for the West Student Dormitory and new Cafeteria. If a partner is not found the existing cafeteria building would be demolished and a new one would be constructed. The ASO trailer (approximately 2,500 square feet) located immediately to the east of the existing cafeteria would be demolished also and the ASO would be relocated to the renovated Campus Center or new Student Services Building.

**Demolition of the Agricultural Sciences Building, and Plant Facilities:** These areas consisting of the main buildings listed above and several accessory structures totaling approximately 40,600 square feet would be demolished to provide space for the east parking area of the new Equestrian Education Center and the proposed Sciences Partnership Building.

**Demolition of Soils Lab:** Once suitable facilities can be developed in the new Agriculture/Science/Nursing Building, the existing 15,451-square-foot Soils Lab/Horticulture

Unit would be demolished to provide space for the new Sciences Building and a portion of the new CDC site.

**Demolition of Small Structures in the Canyon de Lana Area:** Several small structures currently located in the Canyon de Lana section of the campus would be demolished.

**Demolition of Storage Structure in the Horticulture Area:** One small storage structure, previously damaged in an earthquake, would be demolished in the Horticulture area.

## 2-3.2 Partnership Projects

Development partnerships would provide the setting for the interface between the College's human, physical, academic, and technical resources and those of the private sector. They would promote and support technology transfer and educational opportunity, student and faculty professional advancement, and community economic development. The public/private partnerships are projects that meet criteria established during the planning process and would:

- Enhance educational innovation, training opportunities, and technology transfer.
- Enhance reality-based teaching, learning, and research.
- Provide sound College-based business investment opportunities.
- Create a unique image and identity for Pierce College and contribute to the campus quality of life improvements in the community and region.
- Reduce taxpayer burden by generating discretionary revenue streams for use by the College.

**Agriculture Partnerships:** The purpose of these partnership projects is to provide access for the general public to showcase Pierce College's role in promoting urban agriculture through its academic and outreach programs. The various program elements would be integrated into a 21- to 23-acre area that would provide for permanent facilities and seasonal or rotating programs (e.g., pumpkin patch/Christmas tree sales areas).

The Agricultural Partnerships would be comprised of three partnerships, the Agricultural Education Experiences and Programs (A.E.E.P.), the Produce Stand, and the Agricultural Fields, all operated under joint occupancy leases. The A.E.E.P. would be located on approximately 7 acres of agricultural land along De Soto Avenue and would extend from Victory Boulevard to El Rancho Drive, providing maximum visibility and access to the general public and promoting the agricultural heritage and academic programs at Pierce College. The College has issued a Request for Proposals (RFP) seeking a person, company, or organization qualified to finance, develop, and operate the A.E.E.P. Based on the response to the RFP, components of the A.E.E.P. are expected to include a Farm Experience Program ("Pizza Farm") where children would learn about where their food comes from, a Mini Maze, and a Demonstration Pumpkin Patch. Other components that may be provided as part of the A.E.E.P. include "U-pick vegetables" and "U-pick flowers" retail operations. A Contractor would operate all of these

programs under a Joint Occupancy Lease, with responsibility to improve and operate the site at no cost to Pierce College. This partnership is scheduled to begin in January 2003.

The Produce Stand Partnership would operate a Produce Stand on approximately 2 to 3 acres of land at the southeast corner of Victory Boulevard and De Soto Avenue. A Contractor would operate the Produce Stand Program under a Joint Occupancy Lease with responsibility to improve and operate the site at no cost to Pierce College. Options for this partnership may include seasonal pumpkin and Christmas tree sales and growing fields using approximately 2 to 3 acres adjacent to De Soto Avenue and Victory Boulevard.

The Agricultural Fields Partnership would encompass approximately 12 to 13 acres south of Victory Boulevard and west of Mason Street. The fields, which would be used as a “greenbelt,” may be further subdivided in the future.

**Sciences Partnership Building:** The project would consist of a two- to three-story building with 100,000 square feet of building area and surface parking for 400 cars. The project would require approximately 7 acres and would be located on Mason Street directly west of the new Agriculture/Science/Nursing Building. Possible partners for this building would be biotech or medical-tech companies focused on research and development operations. The Sciences Partnership Building is expected to begin the construction process in February 2007 and finish by July 2008.

**Horticulture Partnership:** This partnership would provide a broad spectrum of improvements, collaborative teaching and training programs, and specialized training in horticulture and landscaping. This partnership could include the following components: restoration and enhancement of the Arboretum and trails (which would be open to the community), upgrades to the existing horticulture gardens (such as a palm tree exhibit, rose exhibit, and continental plant exhibit), expansion of the existing pond, landscape training facilities for landscape and turf management, and a venue for hosting significant College and community events such as weddings, bar/bat mitzvahs, and reunions.

The existing structures in the Horticulture area would be renovated and restored under this partnership. The existing storage shed would be demolished. A new 2,000-square-foot classroom building would be constructed to accommodate up to 60 students. This building would contain two classrooms accommodating 25 to 30 students each, restroom facilities, and an office. New parking would be provided by the private partner to accommodate both the anticipated 40-space requirement of the partner and the College’s growth through 2010. Parking Lot 2, located in this area, currently provides space for 67 vehicles. This lot may be enlarged as part of this project to accommodate 92 vehicles. Support facilities would include restrooms and a storage bin for soils and compost. Classes in this new facility would be held from 8:00 a.m. to 5:00 p.m. Classes would be comprised mainly of employees of the partner, however Pierce staff would also be able to attend.

The private partner may provide a landscaped quad area as the south ending point of the Mall. An overlook at the top of the hill on the west side of the Horticulture area may be created to create views of the campus and the redesigned and renovated Horticulture area.

Restoration and development of this area is expected to begin in May 2003 and finish by February 2004.

***Viticulture Partnership:*** An approximately 12-acre portion of the campus would be dedicated to growing grapes used in the winemaking process for educational purposes. This partnership would be located on the hills east of Canyon de Lana. Development of this area is expected to begin in January 2004 and finish by October 2004. If a suitable funding partner cannot be found, the College will operate this Viticulture program.

***Student Housing Partnership:*** Under this partnership program, approximately 200 residential units for student housing would be provided, consisting of a mix of two master-bedroom and four single-bedroom suites. These residential units would be located in two buildings (East Dormitory Building and West Dormitory Building). The units could be occupied year round by opening them to summer conferencing and special sessions. The residential structures would be three to four stories in height. The preferred site is the area occupied by the existing cafeteria building and the southern edge of Parking Lot 7. The project could integrate a new cafeteria into the first floor of the West Dormitory Building. The cafeteria would be constructed in conjunction with the housing project and funded either by the developer or by facility bonds. Construction of the West Dormitory Building is expected to begin in September 2006 and finish by August 2007. The East Dormitory Building is scheduled to begin construction in September 2008 and finish by August 2009. It is assumed that these dormitories would be a 50/50 split between the two master-bedroom-suite and four single-bedroom-suite plans. As such the East and West Dormitories combined could accommodate 600 bedrooms.

***Life-Long Learning Residences Partnership:*** This partnership involves creation of an on-campus residential community for active adults more than 55 years of age seeking the educational, social, and recreational programs and attractions of Pierce College. The project would occupy 5 to 10 acres depending on the site and consist of 200 to 250 residential units. If the residences are located adjacent to the Performing Arts Building, the site would be approximately 5 to 6 acres. If the residences are located on Chalk Hill, the site would be approximately 8 to 12 acres.

The layout of the project would be as follows: 85 to 90 percent of the proposed residences would be located in two-to three-story, elevator-serviced buildings. The remaining 10 to 15 percent would be single-story casitas. Within the two- to three-story buildings, 25 percent of the units would be 700-square foot, one-bedroom units; 50 percent would be 1,000-square-foot, two-bedroom units, and the remaining 25 percent would be 1,200-square-foot, three-bedroom or two-bedroom units with a study. The casitas would be two to three bedrooms with 1,200 to 1,500 square feet (average of 1,300 square feet). Ancillary facilities that may be included in the project are an exercise and small pool facility, community rooms, and three to four classrooms for active adult educational programs.

Residents of the Life-Long Learning Residences must participate in the College as students, teachers, or be otherwise actively involved in the educational, agricultural, cultural, or athletic activities of the College.

Currently, the identified site for this project is the area bounded by Stadium Way to the south and the Performing Arts Building to the west. This project would expand Parking Lot 5 to accommodate the anticipated need for 394 parking spaces to serve the residences (this may include underground parking). The occupants would lease these residences. Construction of the residences is expected to begin in August 2008 and finish by August 2009.

### 2-3.3 Sustainable Building Plan

The Los Angeles Community College District Board, at its March 6, 2002 meeting, voted 7-0 to adopt a sustainable building plan that requires new Proposition A buildings include “green” design features or elements to conserve resources and promote a cleaner environment. These “green” design elements are based on the national Leadership in Energy & Environmental Design (LEED™) sustainable building standards. Pierce College has already started implementing these guidelines in existing buildings and will continue to apply these design elements throughout the Master Plan process.

The following sustainable building principles may be incorporated into Proposition A construction and renovation projects:

- Minimize the negative long-term effect on the environment.
- Maximize use of renewable resources.
- Maximize energy efficiency and utilization.
- Provide for aggressive and thorough pursuit of rebates.
- Select architects, engineers and other professionals who are LEED™ accredited, as deemed appropriate.
- Provide for environmental quality.
- Facilitate the use of alternative forms of transportation.

## 2-4 CONSTRUCTION SCENARIO

Design and construction of the projects proposed under the Master Plan would occur over the next 8 years or approximately through the year 2010. This construction period is flexible, however, and may be revised periodically to better accommodate the progress of construction. The construction sequence is detailed below by each year.

### **YEAR 2003**

#### *Project Expected to Commence*

- Renovations to the Performing Arts Building would begin.

- Construction of the Horticulture Partnership would commence, including the restoration of the Horticulture area and construction of the new Horticulture Building.
- The Agriculture Partnerships, including the Agriculture Educational Experiences and Programs, Produce Stand, and Agriculture Fields would begin this year, contingent upon securing suitable partners.
- Renovations to the Animal Science Facilities would begin.
- Restoration of the Canyon de Lana Ecological Studies Preserve would commence.
- The construction process would begin for the realignment of the connection of Brahma Drive and Stadium Way.

*Projects Expected to be Completed*

- No proposed Master Plan projects would be completed in this year.

**YEAR 2004**

*Project Expected to Commence*

- The construction process would begin for the Agriculture/Science/Nursing Center.
- The construction process would begin for the Water Reclamation Facility.
- The construction process would begin for the Gardener's Maintenance and Operations Facility.
- The Equestrian Education Center would begin construction, including both the east equestrian parking lot and the west equestrian parking lot.
- The construction process would begin for the Technology Center Building.
- The new Child Development Center would begin construction.
- Interior renovations would begin for the Quad Buildings.
- The first phase of interior renovations for Business Education Building would begin.
- Library renovations would begin.
- Interior renovations to the Faculty Office Cottages would begin.
- Relocation of the occupants of existing trailers/bungalows to create the village swing space would begin.
- Upon completion of the realignment of Brahma Drive, the construction process would begin for the Admissions/Counseling/Student Services Building and Mall Extension.
- A Viticulture Partnership would be formed to establish new vineyards on the campus.

*Projects Expected to be Completed*

- Renovations to the Performing Arts Building would be completed.

- Construction activities related to the Horticulture Partnership, including the new Horticulture Building and restoration of the area, would be completed.
- The Gardener's Maintenance and Operations Facility would be completed.
- Construction activities related to the Viticulture Partnership would be completed.
- The Equestrian Education Center, including both the east equestrian parking lot and the west equestrian parking, would be completed.
- Interior renovations to the Quad Buildings would be completed.
- Interior renovations to the Faculty Office Cottages would be completed.
- Phase I interior renovations to the Business Education Building would be completed.
- Renovations to the Canyon de Lana Ecological Studies Preserve would be completed.
- Realignment of Brahma Drive would be completed.
- The village/swing space would be completed.
- Demolition of remaining trailers/bungalows would be completed.

**YEAR 2005**

*Projects Expected to Commence*

- The construction process would begin for new Central Maintenance and Operations Facility.
- Renovations to the Fine Arts and Music Buildings would begin.
- The construction process would begin for the Refrigeration Maintenance and Operations Facility.
- Phase II interior renovations to the Business Education Building would begin.
- Renovations to the Life Science/Chemistry/Physics Building would begin.
- Renovations to the Computer Science/Computer Learning Center would begin.

*Projects Expected to be Completed*

- The Agriculture/Science/Nursing Center would be completed.
- The Water Reclamation Facility would be completed.
- The Technology Center Building would be completed.
- The new Child Development Center would be completed.
- Renovations to the Fine Arts and Music Buildings would be completed.
- Renovations to the Library would be completed.
- The Mall Extension would be completed.

**YEAR 2006**

*Projects Expected to Commence*

- Relocation of the Automotive Maintenance and Operations Facility would begin.
- The construction process would begin for the Student Food Services/Conference Facility.
- Upon finding a suitable partners, the construction process for the West Student Dormitory would begin.
- Exterior renovations to the Administration and Quad Buildings would begin.
- Interior renovations to the Administration Building would begin.

*Projects Expected to be Completed*

- Renovations to the Life Science/Chemistry/Physics Buildings would be completed.
- The Central Maintenance and Operations Facility would be completed.
- The Refrigeration Maintenance and Operations Facility would be completed.
- Relocation of the Automotive Maintenance and Operations unit would be completed.
- Renovations to the Animal Sciences Facilities would be completed.
- Phase II interior renovations to the Business Education Building would be completed.
- Exterior renovations to the Administration and Quad Buildings would be completed.
- Interior renovations to the Administration Building would be completed.
- The Admissions/Counseling/Student Services Building would be completed.
- Renovations to the Computer Science/Computer Learning Center would be completed.

**YEAR 2007**

*Projects Expected to Commence*

- Upon finding a suitable partner, the construction process for the Sciences Partnership Building would begin.

*Projects Expected to be Completed*

- The Student Food Services/Conference Facility would be completed.
- The West Student Dormitory would be completed.

**YEAR 2008**

*Projects Expected to Commence*

- Upon finding a suitable partner, the construction process would begin for the Life-Long Learning Residences.

- Upon finding a suitable partner, the construction process would begin for the East Student Dormitory.
- Renovations to the Campus Center would begin.

*Projects Expected to be Completed*

- The Sciences Partnership Building would be completed.

**YEAR 2009**

*Projects Expected to Commence*

- No new projects would be initiated this year.

*Projects Expected to be Completed*

- The Life-Long Learning Residences would be completed.
- The East Student Dormitory would be completed.
- Renovations to the Campus Center would be completed.

**YEAR 2010**

*Projects Expected to Commence*

- Renovations to the Performance Arts Parking Lot would begin.

*Projects Expected to be Completed*

- Renovations to the Performance Arts Parking Lot would be completed.

**PROJECTS ON HOLD**

- Physical Education Facilities renovation and improvements.
- Construction of a new Campus Police Station.

## 2-5 RELATED PROJECTS AND CUMULATIVE DEVELOPMENT

Table 2-2 provides a list of related projects. The related projects are projects within an approximately 1-mile radius of the campus that are proposed, in the planning stage, or under construction or have recently completed construction. The locations of the related projects are shown on Figure 2-2.

In addition, there are several current development projects under construction at Pierce College. These projects are described below and listed in Table 2-2.

**Table 2-2: List of Related Projects**

<b>ID #</b>	<b>Projects</b>	<b>Description</b>	<b>Location</b>	<b>Status</b>
1	San Fernando Valley East-West Transit Project	14-mile landscaped exclusive busway with 13 stations in the vicinity of Pierce College include a transit station and park and ride facility with an estimated 389 spaces on the site of the existing Pierce College Child Development Center at the northwest corner of Victory Blvd & Winnetka Ave, a station at De Soto Ave & Victory Blvd, and a transit hub is proposed in Warner Center at Owensmouth Ave & Erwin St.	From Warner Center to North Hollywood Transit Station on the MTA railroad right-of-way.	Planned: Expected completion 2006.
2	San Fernando Valley Traffic Corridor Signal Systems Improvements	Automated Traffic Surveillance and Control (ATSC) System (Automated signalization) improvements at 479 signalized intersections.	Victory/Ventura Blvd Corridor bounded by Burbank Blvd to the north, Vineland to the east, Moorpark St to the south, and almost to Plat Ave. to the east.	Planned: Expected completion end of 2nd Quarter 2004.
3	US 101 Freeway Corridor Improvement Study	Comprehensive evaluation of transportation needs through the year 2025; proposed improvements may include widening off-ramps, constructing auxiliary lanes between interchanges, adding carpool bypass lanes on freeway on-ramps, improving transit service, adding carpool lanes, constructing 1 or 2 mixed flow lanes in each direction, and adding lanes to major arterial streets.	US 101 Freeway, from SR 23 in Thousand Oaks to SR 110 in Downtown LA.	Proposed: Initial engineering expected to be completed by June 2004.
4	Sunrise Assisted Living	Demolition of existing Chinese Restaurant. Construction of 85 one-bedroom units for senior citizens occupying 64,070 sf.	20461 Ventura Blvd	Planned: Construction expected to commence by the end of 2002
5	Tarzana Self-Storage	Adaptive reuse of an existing McDonalds restaurant, or demolition and new construction.	19436 Ventura Blvd	Proposed: In early planning stages.
6	Chuck E. Cheese Restaurant	Adaptive reuse: 13,000-sf fast food restaurant	19838 Ventura Blvd	Proposed
7	Auto dealership with repair service	Construction of a 45,000-sf auto dealership with repair service and a 96,000-sf vehicle inventory lot and parking.	20539 Ventura Blvd.	Approved
8	Longs Drugs plus two small retail	New construction, 20,000 sf	21055 Ventura Blvd	Planned
9	EZ Lube	New construction, 1,834 sf	20860 W Sherman Way	Under Construction
10	Market and Drug Store	Demolition of existing church. Construction of retail commercial shopping center. Estimated 20,000 sf.	20553 Sherman Way	Under Construction

**Table 2-2: List of Related Projects**

<b>ID #</b>	<b>Projects</b>	<b>Description</b>	<b>Location</b>	<b>Status</b>
11	Warner Center Specific Plan	Allows for a maximum of 21.5 million sf of non-residential development. Divided into five sub-areas including the Core, Primary, Secondary, Tertiary and Residential.	Bounded by Vanowen St, US 101, De Soto Ave, & Topanga Canyon Blvd.	Planned: Time horizon through 2010.
12	Ikea	Proposed "big box" retail store in Warner Center. Estimated 247,000 sf.	Burbank Blvd & Canoga Ave.	Proposed
13	Westfield Shopping Town Topanga	Renovation of 1.05 million sf of existing floor area and 5,358 surface parking spaces on approximately 64.3 acres. Additional construction of approximately 600,000 sf of retail floor area and 2,100 parking spaces. Completed project would contain approximately 1.65 million sf of leaseable floor area (1.86 million sf gross floor area) and 7,458 parking spaces.	6600 Topanga Canyon Blvd (or Owensmouth Ave); bounded by Topanga Canyon Blvd, Owensmouth Ave, Vanowen St, & Victory Blvd.	Planned: Environmental process and tract map completed.
14	Lennar Partners Warner Center Commercial Development Project	Site redevelopment and expansion: Demolition of 2 two-story office buildings totaling 522,223 sf and a vacant 10,000 sf childcare center. Construction of an office park with a total of 9 office buildings, 3 parking structures, 4,791 surface parking stalls, up to 4 restaurants and a replacement 9,000-sf childcare center. Proposed structures will vary from single-story restaurants and childcare center to three, four and five story office buildings and four 1 1/2 and five 1/2 story above ground parking structures. No buildings would exceed 75 feet in height. This project will be completed in four phases from 2000 to 2005.	21261 Burbank Blvd and 5800 Canoga Ave between Califa St and De Soto Ave	Approved: Phase 1 is completed; Phase 2 is under construction and is expected to be completed in 2002; Phase 3 will be completed in 2003; and Phase 4 will be completed in 2005.
15	Morgan Group	Demolition of existing office building. Construction of a 136-unit apartment complex containing single, one, and two-bedroom apartments.	6150 N Canoga Ave	Planned
16	Restaurant	Remodel of a convenience store, plus the addition of two 29,028-sf fast-food restaurants.	5960 Canoga Ave	Planned
17	New Office Space	Demolition of a 36,000-sf movie theatre. Adaptive reuse of an existing bank (5,200 sf) into office space, and construction of 107,300 sf of office space (total of 112,500 sf).	6020,30,40 Canoga Ave or 2130 Oxnard St	Under Construction

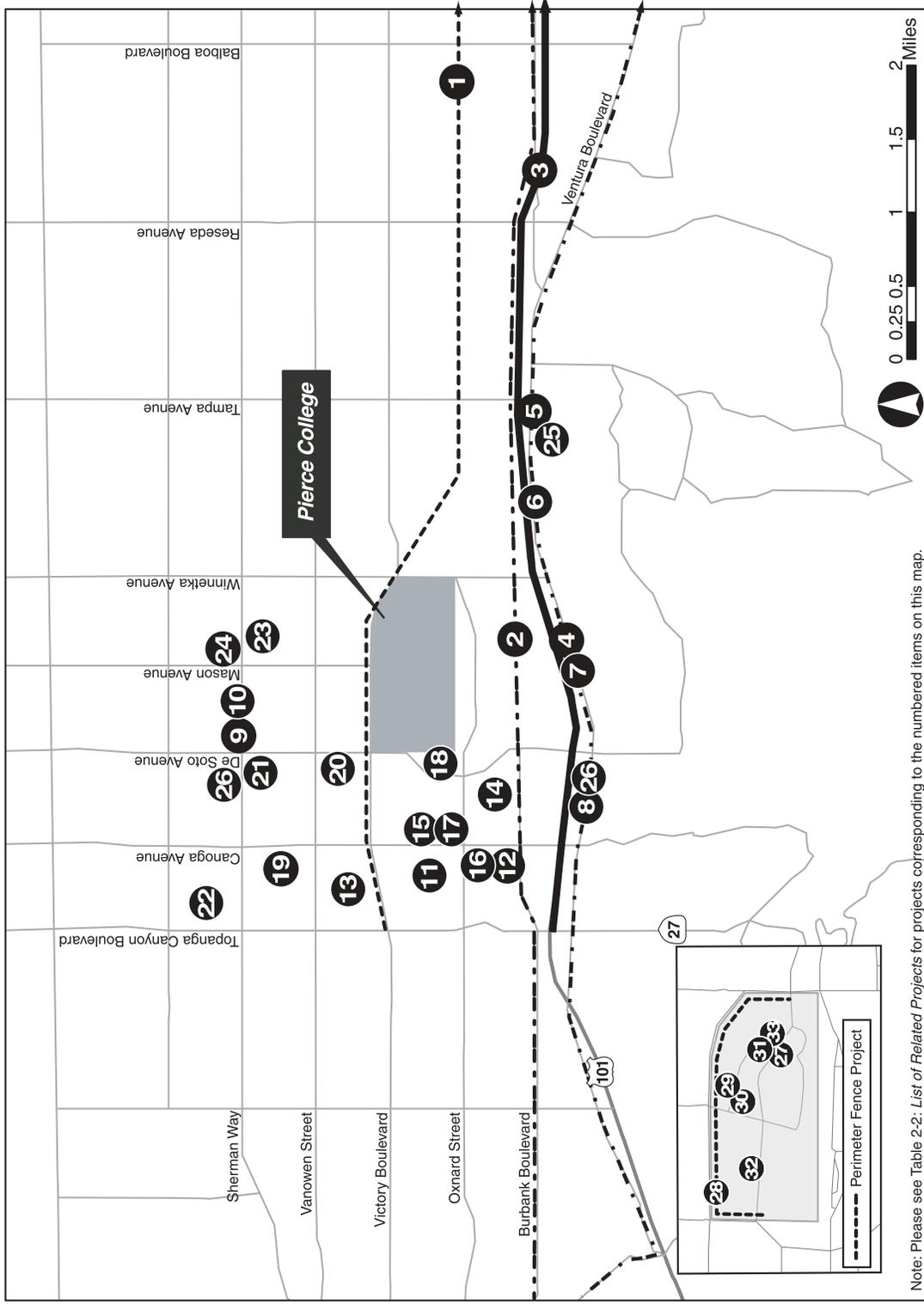
**Table 2-2: List of Related Projects**

<b>ID #</b>	<b>Projects</b>	<b>Description</b>	<b>Location</b>	<b>Status</b>
18	Bella Vista	315-unit luxury apartment community built on a 21.48-acre vacant site. Phase 1 will include a 4-story, 125-unit building and an adjacent freestanding parking garage. Phase 2 will include a 3-story, 190-unit building, tuck-under parking, a recreation center, and leasing office.	6000-6200 De Soto Ave	Under Construction: Phase 1 will be completed in Summer 2002; Phase 2 will be completed in Spring 2003.
19	Las Casitas Bungalow Court	Earthquake retrofitting of 450-sf, 1-bedroom units for very low-income seniors.	West side of Alabama St on Canoga Ave	Construction Completed
20	Lucy's Laundromat with a McDonald's	7,912-sf mini-mall with 3,413-sf fast food. A total of 11,325 sf.	6750 De Soto Ave	Approved: This facility is partially open. Some of the businesses are open while others are under construction within the building.
21	Fast food and convenience market	5,625-sf fast food and 5,625-sf convenience market. A total of 11,250-sf.	7117 De Soto Ave	Approved: Under Construction
22	Apartment Complex	1,284-sf preschool/daycare	7311 Jordan Ave	Project is completed and school is open.
23	Proposed Preschool and Day Care Facility	Adaptive reuse of a church/residence into a preschool/daycare.	7101 Oso Ave	Approved
24	Pharmacy	15,120-sf pharmacy with drive through	20505 Sherman Way	Approved
25	Carl's Jr. Restaurant	Fast-food restaurant with drive-through.	19414 Ventura Blvd.	Approved
26	McDonald's Restaurant	3,500-sf fast food restaurant with drive through.	20952 Ventura Blvd.	Approved
<b>Related Projects on the Pierce College Campus</b>				
27	Financial Aid Building (New Student Store/Support Services Center)	29,000 sf	Adjacent to the southeast side of the existing Student Store/Business Office	Under Construction (August 2001 - October 2002)

**Table 2-2: List of Related Projects**

ID #	Projects	Description	Location	Status
28	Fencing (Perimeter Fence)	New 8,200-linear-foot, 3-rail, white fence along the campus perimeter.	Extends from the Winnetka Avenue entrance to the DeSoto Avenue entrance. The fence runs north along Winnetka Avenue from the campus entrance, along Victory Boulevard and south along De Soto Avenue to the campus entrance.	Under Construction (May 2002 - August 2002)
29	Parking Lot # 7 Replacement (including re-alignment of Olympic Drive)	Reconstruction and redesign of Parking Lot #7 to provide parking for 1,360 vehicles and new landscaping and drainage improvements.	The site of the existing Parking Lot # 7	Under Construction (June 2002 - November 2002)
30	Demolition of Community Services Bungalow and abandoned bungalows	Demolition and removal of the Community Services and abandoned bungalows and replacement with three new trailers.	The site of the existing Bungalows	July 2002 - August 2002
31	New Botanical Garden Landscaping	Creation of a new Botanical Garden area between the Quad Buildings.	The open grass area in between the Quad Buildings	Under Construction (June 2002 - January 2003)
32	Equestrian Teaching Stables and Support Facilities	Renovation of the existing Red Barn and construction of two new stables and support facilities.	The current equestrian area	August 2002 – December 2002
33	Lobby Renovation	Renovation of the lobby of the Administration building.	The Administration Building	August 2002 – October 2002
<p><b>Notes:</b>  Proposed: These projects have been proposed, are in the early conceptual planning stages, and they have not yet begun formal planning, approval, and permitting process.  Planned: These projects are currently in the planning and permitting process.  Approved: These projects have gone through the planning and permitting process and are under construction or will soon start construction.  Sources: Kaku Associates, Inc.; Myra L. Frank &amp; Associates, Inc., 2002.</p>				

Figure 2-2: Locations of the Related Projects



Note: Please see Table 2-2: List of Related Projects for projects corresponding to the numbered items on this map.

Sources: Environmental Systems Research Institute, Inc., 2001; Myra L. Frank & Associates, Inc., 2002.

**Financial Aid Building (New Student Store/Support Services Center):** This single-story, 29,000-square-foot building is currently under construction and will accommodate a new student bookstore, financial aid offices, and student support services. The site for this building is located at the southwest corner of the Mall.<sup>6</sup> Construction is scheduled to be completed in 2002. Funding for the construction of this building consists of FEMA funds, Proposition A Bond money, and other funds.

**Fencing:** A white, three-rail perimeter fence would be constructed to replace the existing chainlink fence that extends approximately 8,200 linear feet along the perimeter of the campus from the Winnetka Avenue entrance to the De Soto Avenue entrance to the campus. Construction started in May and is expected to be completed in July 2002. The College prepared an initial study, which concluded that this project would have no significant impacts on the environment. Accordingly, a categorical exemption was prepared and filed for this project in compliance with CEQA in December 2001.

**Parking Lot 7:** Parking Lot 7 occupies approximately 19 acres and provides space for 1,769 student and 59 staff vehicles. The replacement of Lot 7 would provide parking for an estimated 1,360 vehicles and would include new landscaping and drainage improvements, such as a dry detention pond located in the athletic fields east of the lot. Parking Lot 7 construction began in June 2002 and is expected to be completed by November 2002. The College prepared an initial study, which concluded that this project would have no significant impacts on the environment. Accordingly, a categorical exemption was prepared and filed for this project in compliance with CEQA in June 2002.

**New Botanical Gardens Landscaping:** A new botanical garden would be created in the Quad Area of the campus, funded through both donations and grants. Construction of the botanical garden began in June 2002 and will be completed by January 2003.

**Equestrian Teaching Stables and Support Facilities:** Two new stables would be constructed and the existing red barn would undergo a renovation process to enhance the existing equestrian area and curriculum, as described below. Support facilities such as a jumping oval, round pen or other related facilities may be included with this project. These facilities would begin renovation and construction in August 2002 and be completed by December 2002.

Renovation of the Red Barn would include interior utility and structure upgrades. The interior renovation would include the installation of 10 pre-manufactured horse stalls, an office, a veterinary office and associated stall, a tack room, two horse wash areas, and a classroom. It would also involve modification of the existing turnout areas and the addition of a 72-foot round pen, a hot walker (used to cool down horses), a fly control system, and a storage area for hay and shavings. A horse path would be created to allow access to various teaching arenas.

Two new stables/barns, each with a schooling and exercise ring, would be constructed. Each stable/barn would provide 28 stalls, with a raised aisle and a central cross aisle and fly control system. Eight of these stalls may be used for office, tack room, horse wash, and utility room functions. Exterior elements of the stables/barns would be architecturally similar.

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<sup>6</sup> The Mall is the walkway that runs through the center of the campus.

**Administration Building Lobby Renovation** – Approximately 925 square feet of the lobby in the Administration building would be renovated and upgraded to meet current and future needs of the faculty and administrative offices currently located in the building. The lobby renovation is expected to begin in August 2002 and finish by October 2002.

**Demolition of the Community Services Bungalow and other abandoned bungalows:** The Community Services Bungalow and three bungalows containing hazardous materials would be demolished and removed from campus. The College would acquire three new trailers to replace those demolished. Demolition of these bungalows and acquisition of three new trailers is scheduled to begin in July 2002 and finish by August 2002.

## 2-5.1 Growth Plans and Policies

New construction that occurs within the project area is subject to the plans and policies set out in the following regional and local plans. These plans address growth policies for the area, provide future growth projections, and set out strategies for dealing with the impacts of growth.

### Regional Comprehensive Plan and Guide

The Regional Comprehensive Plan and Guide was developed by the Southern California Association of Governments (SCAG) in partnership with 13 subregions, and was adopted in March 1996. A bottom up planning process was used to reflect local concerns in regional planning. The plan is designed to serve as a regional framework for local and regional decision making with respect to anticipated growth over the next 20 years. SCAG projects that there will be 22 million people living in the Southern California Region by the Year 2015. The fastest growth is anticipated in the outlying areas of the region, specifically north Los Angeles County and the Inland Empire. The plan sets forth strategies for meeting federal and state requirements with respect to transportation, growth management, air quality, housing, hazardous waste management, and water quality management.

The plan aims to achieve growth management through encouraging local land use actions, which lead to the development of an urban form that will minimize development costs, save natural resources, and enhance the quality of life. The plan recommends projects that meet the following goals: increased mixed land uses, more efficient use of existing infrastructure, reduced environmental impacts, more transit use, higher densities in strategic mass transit and urban centers, and more affordable housing.

### Regional Transportation Plan

The Southern California Association of Governments Regional Transportation Plan (RTP) was adopted in 2001. All regional transportation plans, programs, and projects must conform to the policies set out in the RTP and the Air Quality Management Plan (which are required to be consistent with each other). The RTP presents an assessment of overall growth and economic trends in the SCAG region for the years 2001 to 2025, and provides recommendations for transportation investments during this time. Key recommendations contained in the RTP include: major funding increases in the existing regional transportation system, High Occupancy

Vehicle lane connectors and gap closures, transit improvements, and strategic arterial investments. These projects are designed to increase mobility and accessibility within the region, while mitigating for noise and air quality impacts. Implementation of the RTP will make 6 percent more jobs accessible regionally and will decrease congestion in Los Angeles County by 24 percent.

### South Coast Air Quality Management Plan

The 1999 Air Quality Management Plan (AQMP) was prepared by the Southern California Association of Governments (SCAG) and the South Coast Air Quality Management District to meet state and federal air quality standards for the South Coast Air Basin. The South Coast Air Basin encompasses 6,600 square miles and includes all of Orange County, and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Air pollution in the region has been significantly reduced as a result of pollution control measures. Future pollution emissions forecasts are based on SCAG economic growth projections and California Energy Commission forecasts. The 2010 pollution projections are all substantially less than the 1990 levels. Projected future reductions in pollutant emissions will be achieved through a series of stationary and mobile source controls.

### 2001 Long Range Transportation Plan for Los Angeles County

The 2001 Long Range Transportation Plan for Los Angeles County (LRTP) was developed by the Los Angeles County Metropolitan Transportation Authority (MTA) to provide a countywide transportation system that meets the needs of Los Angeles through the Year 2025. The LRTP uses the 1998 SCAG adopted socio-economic forecasts to assess where people will live and work; the population of Los Angeles County is projected to increase by 2.7 to 3.5 million people and daily trips are projected to increase by 30 percent.

The LRTP recommends a balanced transportation plan with a strong emphasis on public transit. To accommodate future demand in the San Fernando Valley, the LRTP recommends the completion of fixed guideway bus lanes from North Hollywood to the San Fernando Valley. The LRTP also recommends adding High Occupancy Vehicle lanes to I-405 between the San Fernando Valley and the Los Angeles International Airport (U.S. 101 to Century Boulevard).

Within the LRTP there are also nine sub regional plans. The San Fernando Valley Sub Regional plan covers 250 square miles with a projected population of 1.7 million by 2025. The plan recommends freeway improvements along U.S. 101, I-405, I-5, and SR 170, signal and arterial improvements along major streets, and pedestrian and bicycle path improvements.

### City of Los Angeles General Plan

The City of Los Angeles General Plan, adopted in 2000, serves as a policy document describing types and distribution of land uses necessary to support the projected population within a 20-year time frame. There are 12 elements in the General Plan including: the Framework Element (establishes the broad overall policies for the entire general plan which are implemented through community planning areas), the Transportation Element, the Infrastructure Systems Element, the

Public Facilities and Services Element, the Housing Element, the Safety Element, the Air Quality Element, the Open Space Element, the Conservation Element, the Noise Element, the Historic Preservation Element and the Land Use Element. The Land Use Element is comprised of 35 Community Planning Areas. Within each community plan area the City of Los Angeles establishes goals regarding the long-term intensity and mix of desired land uses. The community planning area adjacent to Pierce College is the Canoga Park-Winnetka-Woodland Hills-West Hills Community Planning Area.

### Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan

The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan, adopted August 17, 1999, establishes the goals, objectives, policies, and programs applicable to the community. The Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan Area covers 17,887 acres, and is located in the southwest San Fernando Valley. The community plan area, which includes Warner Center, is considered the economic hub of the San Fernando Valley. In the 1970s the population increased in the plan area by 3.2 percent, and in the 1980s the population increased by 11.7 percent to 150,041. During the past 20 years the growth rate in the community has been lower than the overall rate for the City. The plan accounts for projected growth through the year 2010, when there will be an estimated 191,892 residents, 142,400 jobs, and 87,187 housing units. To prevent growth from occurring faster than infrastructure improvements, the plan sets out three premises for managing growth, which include: limiting residential densities to the predominant densities in the surrounding areas, monitoring annual population growth and infrastructure improvements through the City's Annual Report on Growth and Infrastructure, and if population growth outpaces the projections, the City will begin necessary infrastructure improvements and put building controls into effect. Necessary public facilities such as libraries, fire stations, schools, and police stations, will be built as needed to provide an adequate balance between land use and public services. To accommodate additional traffic, the plan has adopted a Transportation Demand Management policy, which is designed to reduce the number of vehicle trips made. The plan also supports Transportation System Management, which is designed to improve the existing transportation system through low-cost modifications.

### The Warner Center Specific Plan

The Warner Center Specific Plan was originally adopted on June 30, 1993 and was most recently amended on June 20, 2001. The specific plan is a subset of the Canoga Park-Winnetka-Woodland Hills-West Hills Community Plan. The specific plan area is bounded by Vanowen Street to the north, De Soto Avenue to the east, the Ventura Freeway to the south, and Topanga Canyon Boulevard to the west. One of the purposes of the Specific Plan is to coordinate future land use development in Warner Center with public transit and transportation system improvements to ensure that mobility within the area is maintained and traffic congestion is minimized. The plan also establishes a hierarchy of land use intensity, which decreases with distance away from the Core of Warner Center, in order to promote development that provides a focus of urban activity, encourages mass transit, and minimizes environmental impacts upon adjacent residential neighborhoods. Under Phase I of the Specific Plan, 21.5 million square feet of non-residential development is permitted through the year 2010. A Specific Plan restudy and further environmental analysis is required for subsequent development phases. Individual

projects that exceed the Phase I limitations are permitted only if they comply with the provisions of the plan and obtain environmental clearance that includes air quality, noise, traffic, and other measures to mitigate the project's individual and cumulative impacts.