2.0 PROJECT DESCRIPTION

2.1 Project Location

The Los Angeles Mission College Facilities Master Plan (The Project) would be located on two sites in the San Fernando Valley in the Sylmar community of the City of Los Angeles, approximately 20 miles northwest of downtown Los Angeles (Figure 2.1-1, Regional Location Map, page 2-2). The Los Angeles Mission College (LAMC or College) is one of nine colleges included within the Los Angeles Community College District (LACCD or District) and is the northernmost campus location within the District.

The project sites are the existing Los Angeles Mission College campus located at 13356 Eldridge Avenue, and two vacant parcels located at the southeast corner of Eldridge Avenue and Harding Street (Harding Street site). Figure 2.1-2, Vicinity Map, page 2-3, shows the existing 22.5-acre LAMC campus, and two vacant parcels at the southeast corner of Eldridge Avenue and Harding Street. St. Ephraim’s Church (Syrian Orthodox Church) owns the approximately 3-acre north parcel at Harding Street. Comstock Homes owns the south parcel of approximately 7 acres at Harding Street.

The LAMC Campus site is bound by Hubbard Street to the northwest, Eldridge Avenue to the southwest; El Cariso Golf Course to the southeast, and Lexicon Avenue to the northeast. The Harding Street site is bound by Harding Street to the north; Cranston Avenue to the west; Kismet Avenue to the southeast; and Maclay Street to the east. As shown on Figure 2.1-3, Existing Land Use Map, the overall site lies within predominantly single-family, low-density residential areas, with parks, golf course, schools, churches, and some neighborhood commercial businesses located approximately 1/3 mile northwest of the LAMC campus. The El Cariso Community Regional County Park is located directly to the northeast of the existing LAMC campus and El Cariso County Golf Course is directly to the southeast. The Sylmar Independent Baseball League (SIBL) fields are also located to the northeast of the County Recreation Area. Mountain Glen and Santiago Estates residential communities are located to the east of the project site across Pacoima Wash. In addition, the Angeles National Forest is located approximately one mile north and east of the project site.

Regional access to the LAMC campus and the project site as a whole is provided via Interstate 210 (Foothill) Freeway, as shown on Figure 2.1-4, Regional Access Map. Interstate 210 is located approximately 1 mile southwest of the project site. There are three (3) off-campus centers that serve LAMC, two are located within the Sylmar community and one is located within the City of San Fernando at 436 North Maclay Avenue. These centers provide necessary instructional space not currently available on the campus.
Regional Location Map
Figure 2.1-2

Vicinity Map
Figure 2.1-3

Existing Land Use
Figure 2.1-4

Regional Access Map
2.2 Existing Conditions

The LAMC was founded in 1975 and operated entirely out of leased facilities. The site of LAMC campus was approved for college use in 1983 when the LACCD adopted the 1983 Master Plan. Figure 2.2-1, LAMC Building History, illustrates the historical development of LAMC, and its growth over time. In 1991, three buildings (Instructional/Administrative, Campus Center, and Campus Services) were constructed, resulting in approximately 125,000 gross square feet (gsf) of building area on the 22.5-acre campus. In 1994, the Library/Learning Resources Center was constructed, which increased the site building area to approximately 178,000 gsf. In 1995, the Plant Facilities and Child Development temporary buildings were constructed which further increased the building area to approximately 196,000 gsf. By the year 2000, building area increased to approximately 200,000 gsf.

In addition to the on-campus facilities, LAMC operates three off-campus centers located within leased facilities. Two of the off-campus centers are located in the community of Sylmar and one is located in community of San Fernando. The Maclay Center is located on 436 N. Maclay Avenue in San Fernando and has an area of approximately 3,000 gsf. This Center conducts special funded programs such as programs funded under the Family Development Network Grant. The Foothill Physical Education Center is located at 12843 Foothill Blvd. in Sylmar and has an area of approximately 10,000 gsf. This facility conducts general academic instructions in Physical Education. The Cultural Arts Center is located at the Veterans Memorial Park at 13000 Sayer Street in the community of Sylmar and has an area of approximately 19,000 gsf. This facility conducts general academic instructions in music, photography, art (painting, drawing, and sculpture), and community extension programs. The total area of these leased facilities is approximately 32,000 gsf. (Table 2.2-1: Square Footage and Height of Existing and Previously Approved LAMC Structures.)

The Maclay Center serves a grant funded program. LAMC will use the facility as long as the grant is funded and the lease will be terminated with the expiration of the grant. The lease on the Foothill Physical Education Center would be terminated upon completion of the permanent Health, P.E., and Fitness Center Building. The lease on the Cultural Arts Center would be terminated once the permanent Media Arts Building is constructed.

In 2006, the campus contains approximately 260,000 gsf of building space\(^1\) Permanent buildings include a Library/Learning Resources Center, Instructional/Administration, a Campus Center, a Campus Services building, and a Collaborative Studies building. Temporary buildings include Child Development Center, Plant Facilities, Temporary Classrooms, and a Health Trailer. Off-campus leased facilities include the Maclay Center, the Foothill Physical Education Center, and the Cultural Arts Center. Figure 2.2-2: LAMC Existing Site Layout on page 2-10, depicts existing college facilities on the site.

\(^1\) Includes temporary buildings.
Figure 2.2-1

LAMC Building History
Table 2.2-1

Square Footage and Height of Existing and Previously Approved LAMC Structures

<table>
<thead>
<tr>
<th>Structures</th>
<th>Gross Square Feet (gsf)</th>
<th>Approximate Building Height Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing Structures On-Campus</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Permanent Buildings</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library/Learning Resources Center</td>
<td>53,200</td>
<td>30</td>
</tr>
<tr>
<td>Instructional/Administration</td>
<td>77,400</td>
<td>47</td>
</tr>
<tr>
<td>Campus Center</td>
<td>36,650</td>
<td>43</td>
</tr>
<tr>
<td>Collaborative Studies</td>
<td>19,750</td>
<td>29</td>
</tr>
<tr>
<td>Campus Services</td>
<td>13,700</td>
<td>23</td>
</tr>
<tr>
<td><strong>Total Permanent Building Area On-Campus</strong></td>
<td><strong>200,700</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Temporary Buildings</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Development</td>
<td>2,000</td>
<td>12</td>
</tr>
<tr>
<td>Plant Facilities</td>
<td>16,400</td>
<td>19</td>
</tr>
<tr>
<td>Health Trailer</td>
<td>720</td>
<td>12</td>
</tr>
<tr>
<td>Temporary Classroom</td>
<td>6,400</td>
<td>12</td>
</tr>
<tr>
<td><strong>Total Temporary Building Area On-Campus</strong></td>
<td><strong>25,520</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Existing Structures Off-Campus</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maclay Center</td>
<td>3,000</td>
<td>-</td>
</tr>
<tr>
<td>Foothill Educational Center</td>
<td>10,000</td>
<td>-</td>
</tr>
<tr>
<td>Cultural Arts Center</td>
<td>19,000</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total Building Area Off-Campus</strong></td>
<td><strong>32,000</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>257,820</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Previously Approved Construction</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Structure A</td>
<td>1,200 parking spaces</td>
<td>37</td>
</tr>
<tr>
<td>Child Development Center</td>
<td>26,000 gsf</td>
<td>na</td>
</tr>
<tr>
<td>Plant Facilities (including central plant)</td>
<td>26,000 gsf</td>
<td>na</td>
</tr>
<tr>
<td>Sayre Street Parking Lot</td>
<td>567 parking spaces</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>285,020 gsf</strong></td>
<td>1767 parking spaces</td>
</tr>
</tbody>
</table>

*a* All gross square footages [GSF] and parking stalls are approximate

*b* Leased facilities.

*c* Construction of these facilities has been addressed under 1983 Final Environmental Impact Report for Los Angeles Mission College Master Plan and therefore is not part of the proposed project.

*d* Assumes removal and replacement of temporary Child Development, Classrooms, and Plant Facilities with permanent structures as identified under Previously Approved New Construction.

Source: CCS Group, LAMC Space Inventory, April 2004 and LAMC Facilities Master Plan, Analysis Summary, February 2002
Table 2.2-1 provides details of the existing structures with regard to building space, square footage and height.²

The 1983 LAMC Master Plan provided for phased construction on the existing campus, some elements of which have not yet been completed. Environmental impacts of the plan were addressed in the 1983 Mission College Final EIR, which is hereby incorporated by reference.³ As part of the build-out of the previously approved 1983 LAMC Master Plan, the College has previously approved three (3) permanent structures on the existing campus and demolition of three (3) temporary buildings and the construction of a permanent Child Development Center, Plant Facilities, and a parking structure. The parking structure is currently under construction and is expected to be completed in Spring 2007. The construction of the Child Development Center is expected to be completed in the Spring of 2008 and the Plant Facility would be constructed between 2011 and 2015.

2.3 Project Purpose, Need, and Objectives

The purpose of the project is to respond to the existing and projected demand for access to higher education facilities serving the Sylmar area and surrounding communities by expanding and enhancing existing community college facilities. LAMC partially fulfills the existing demand of residents within the Sylmar area and surrounding communities for access to higher education.⁴ Because of the anticipated increase in population residing within the LAMC service area, the number of students seeking access to LAMC is expected to exceed the capacity of existing facilities available to LAMC for educational purposes. For LAMC, the expected increase in the number of high school graduates is one of several groups of potential students that will seek access to the college; a large number of working-age adults could also potentially cause additional stress on LAMC facilities. These factors will increase the gap between the available demand for higher education facilities and the supply. Expansion and enhancements to the campus are necessary to respond to and serve existing and future residents in both the Sylmar area and surrounding communities. There is no other institute of higher learning in the northeast San Fernando Valley.

2.3.1 Projected Growth

For planning purposes, the City of Los Angeles has compiled statistical data and forecasts for the 12.84 square mile Sylmar Community plan area, which is the populated,

⁴ Reference to the Sylmar area includes the 12.84 square miles of land identified as the Sylmar Community Planning Area by the City of Los Angeles.
Figure 2.2-2

LAMC Existing Site Layout
geographic area most affected by the proposed project.\textsuperscript{5} These data provide a general description of the change that has occurred over the past 20 years and projections for 2010.

2.3.1.1 Population and Housing Forecasts

The fastest-growing 10-year period for the Sylmar area was between 1980 and 1990, when the population increased by approximately 42 percent, from 41,922 to 59,479 residents. Based on 2000 census data, the population within the Community Plan was 69,574, representing a 17 percent increase and a higher rate of change than experienced within the city as a whole (6 percent). Based on the data within the Community Plan, the population forecast of the Sylmar area for the project build-out year (2010) is 77,683 residents, reflecting a projected 11.6 percent increase over the population in 2000.

Based on the data within the Community Plan, a large, young population resides in Sylmar, which is one of several considerations for college planning. Residents under the age of 19 and those 22 to 39 years of age, each comprise approximately 33% of the population. The remaining 34% of the residents are unevenly divided among three age groups: 19 to 21(3,402 or 5%); 40 to 59 (12,929 or 19 percent); and 60 and older (6,805 or 10 percent).

A majority (64 percent) of the residents possesses a high school education, approximately 40.2% have an education beyond high school, and approximately 13.6 have a college degree. This is particularly germane to college enrollment and LAMC facilities planning as the participation rates for the population 25 years and older are expected to increase.

Based on the Community Plan, over half of the Sylmar population is Hispanic/Latino. Generally, 52.6% of the residents are Hispanic/Latino, 39.2% is White (Non-Hispanic/Latino), 4.1 percent is African American, 3.5 percent Asian Pacific Islander, and 0.6% is American Indian. Higher education institutions anticipate an increase in the participation rates for Hispanic/Latino students. Between 1998 and 2010, the numbers of Hispanic/Latino students graduating from high school and continuing on to community colleges will increase substantially; high school graduates by nearly 80% and student enrollment at community colleges by 40%. Projections for 2010 estimate that in Los Angeles County there will be 383,340 18- to 19-year-olds, which is 134,291 more young adults in this age group than there were in 2000. Of this 2010 population projection, approximately 61% (234,156) will be Hispanic/Latino.\textsuperscript{6}

\textsuperscript{6} California Department of Finance, Demographic Research Unit, www.dofca.gov; www.cpec.ca.gov; Hayward, Gerald C. et al., “Ensuring Access with Quality to California’s Community Colleges, “May 2004, Figure 10.
The number and size of households in the Sylmar area are also expected to increase. Based on the data within the Community Plan, a change from 18,699 households in 2000 to 20,890 in 2010 is anticipated with the size of households increasing by 0.05 to 3.53 persons per household (or dwelling unit). The number of residential units within the Sylmar area generally corresponds to the number of households.

2.3.1.2 Student Enrollment Projections

Enrollment projections for LAMC were estimated through the year 2015. The enrollment projections are the result of a linear regression analysis performed by LAMC using census headcount enrollment data for the period 1995-2002. The 1995-2002 timeframe was selected because it follows by several years the LAMC move to its current location on Eldridge Avenue, and because the period was fairly stable relative to the college budget and economic and social conditions. While the use of the regression analysis results in a projection of 15,652 students by 2015, facilities to accommodate a maximum of 15,000 students (approximately 5,400 students at a given time) are proposed by the project. Furthermore, in order to present a conservative worse case scenario for CEQA purposes, the analysis within the EIR assumes that the approximately 15,000 students would be enrolled and approximately 1,000 faculty and staff would be employed by 2015. The trend data used to construct the enrollment projections is further supported by the following factors:

- Projected increase in the number of students enrolled in kindergarten through twelfth grade (K-12) schools within the LAMC services area.
- Anticipated change in the educational participation rates for historically underserved populations.
- Low education costs of attending.
- Redirection of students not accepted to four-year institutions.

The number of twelfth grade students in feeder schools within the LAMC service area is expected to increase by nearly 40 percent between the years 2000 and 2015, expanding the pool of potential students coming from area high schools. The projected enrollment growth in K-12 schools and the escalating numbers of high school graduates matriculating are reflected in the regression analysis and enrollment projections for LAMC. Other factors influencing student enrollment projections include the participation of historically underserved and under recognized populations, including the

---

8 Personal communication with Maury Pearl, Dean, Research, Planning, and Information Technology, Los Angeles Mission College, October 2006.
9 Ibid.
10 The age-progression table was based on data obtained from the California Department of Education www.cde.ca.gov/ds/sd/cb/.
11 The age-progression table was based on data obtained from the California Department of Education www.cde.ca.gov/ds/sd/cb/.
Hispanic/Latino population and working-age adults with less than a high school education described above. Additionally, participation rates for older segments of the population (25 years and older) are expected to increase primarily for economic reasons, such as job training, in response to increasing globalization of the labor market. Another factor is the relative low cost of education compared with the California State University (CSU) and the University of California (UC) systems, and private institutions. Tuition aside, LAMC and other community colleges are being called to absorb students who cannot be accommodated by the CSU and UC systems.

2.3.2 Existing and Projected College Facilities Deficiencies

2.3.2.1 Available College Facilities

The 1983 LAMC Master Plan programmed the construction of approximately 290,000 gsf of which approximately 200,000 were to be assignable square feet (ASF). The existing campus consists of approximately 260,000 gsf including the temporary buildings and off-campus leased facilities. Permanent buildings on campus include a Library/Learning Resources Center, an Instructional/Administration building, a Campus Center, a Campus Services building, and a Collaborative Studies building. Temporary buildings include a Child Development Center, a Plant Facilities building, Temporary Classrooms, and a Health Trailer. Off-campus leased facilities include the Maclay Center, the Foothill Physical Education Center, and the Cultural Arts Center. When the remaining programmed building space under the 2006 Master Plan is complete, the LAMC would provide approximately 550,000 gsf of permanent building space, including a permanent Child Development Center, and Plant Facilities.

Enrollment is currently at approximately 7,500 students with an additional approximately 550 members of faculty and staff. Space need and allocation within the existing campus buildings takes into consideration student, faculty and staff, and programmatic spaces needs. Achieving student enrollment objectives is largely dependent upon the college’s ability to offer a full range of academic programs that would attract and retain students. The available college facilities are insufficient in the number of classrooms and the size of classrooms to accommodate student demand, leaving students no choice but to seek courses at other local community colleges. Students generate classroom and instructional laboratory space needs based on scheduled instructional activity. Each term the course schedule is created based on room availability and projected student demand and enrollment reports.

---

12 The author estimates 980,000 adults statewide, between the ages of 18 and 24, are in this category. Hayward, Gerald C. et al., “Ensuring Access with Quality to California’s Community Colleges, May 2004.
14 Assignable square footage represents the actual floor area used for educational purposes.
15 Provided by Maury Pearl, Associate Dean, Institutional Research and Planning for Los Angeles Mission College, October 2006.
Accreditation programs and instructional methods also guide space and equipment needs and allocation. Weekly Student Contact Hours statistics are used for space planning. Faculty and staff generate office and research space needs. Programmatic space needs include library, public assembly and service areas, student support facilities, and other space requirements not specifically generated by student, faculty, and staff needs. An increase in students, faculty, and staff, and changes in the academic programs would require a corresponding change in the campus building and open spaces. To meet growth projections and accommodate an increase in students, faculty, and staff, and continue to maintain currency in academic programs, new and renovated campus buildings and additional open spaces must be provided.

3.2.2.2 Projected College Facilities Deficiencies

The projected increase in student enrollment in combination with the need for expanded academic programs will require several hundred thousand square feet of additional building space. Academic and vocational training programs including Media Arts, Health and Physical Educations, and Culinary Arts require interior floor space beyond the square footage needs of a classroom, instructional lab, or lecture hall. Gymnasiums, locker rooms, training rooms, painting and sculpture spaces, photography labs, music practice rooms, food preparation areas, dining and exhibition space, storage and other requirements unique to instruction within each academic program are included in the increased building space needs. As a result, LAMC requires additional land and building space to meet the academic, administrative, and student services needs of projected enrollment. Shortfalls in classrooms, classroom laboratories, instructional computer laboratories, instructional service rooms, offices, support facilities, and parking spaces are anticipated where projected enrollment exceeds the current planned capacity of the College.

If additional space is not provided, deficiencies associated with the unique space requirements of several LAMC programs will prevent the College from offering a comprehensive course of study leading to much needed degree and certificate programs and job training. For example, the American Culinary Accreditation mandates a comprehensive industry-ready curriculum from dining room presentation and service to food preparation, purchasing, menu planning, sanitation and safety, and restaurant operations. The space and equipment needs of the LAMC Food Service Management/Culinary Management program must cover all of these instructional needs and others.

2.3.3 Project Goals and Objectives

The Los Angeles Mission College Master Plan sets forth the broad goal to update aging buildings and expand educational and support facilities at the Los Angeles Mission College in order to accommodate a projected increase in students while preserving the

---

suburban atmosphere of the college campus. The following objectives have been identified in support of the project goal.

a. The primary objective is to create a high quality, innovative and attractive physical college environment to promote academic excellence and service in the Mission College community, region and State for a projected enrollment of 15,000 students. Leading edge facilities, including buildings, classrooms, and laboratories, will support a strong comprehensive academic setting, provide technology opportunities, and encourage workforce development making Mission College a premier learning environment.

b. Maximize the educational benefits of available public funds, including Proposition A and AA, by efficiently developing new educational facilities and improving and reinforcing existing structures at Los Angeles Mission College.

c. Organize and develop land use activities within the campus to strengthen academic, cultural and social interaction and to create a strong sense of place that supports the academic and social life of the college.

d. Maintain flexibility in use of spaces and buildings and design for future growth and expansion to keep pace with the growing population in the Sylmar and North-east San Fernando Valley area by providing local facilities capable of delivering quality higher education and technical training.

e. To the extent practicable, design and locate buildings and facilities consistent with the policies, goals, and objectives of the City of Los Angeles General Plan and the Sylmar Community Plan, implement a site layout and architectural design that is compatible with adjacent land uses and the existing community character, and preserve, enhance and restore the natural environment at the campus.

f. Maximize use of available vacant and under-utilized lands in proximity to the LAMC campus for the development of education opportunities available to the public.

g. Strengthen physical connections and campus activities that serve the surrounding community as well as promote academic excellence, technical aptitude, and job growth by providing a comprehensive college experience, diverse educational programs and superior campus facilities available to all Sylmar and Northeast San Fernando Valley area residents.

2.4 Proposed Project

The proposed project is a development program designed to expand and improve college facilities at LAMC. The District and LAMC have prepared the LAMC Master Plan 2006 (Master Plan) to guide the orderly development of instructional and support facilities in order to accommodate increased enrollment through 2015. LAMC enrollment is projected to grow from the current estimated 7,500 students to 15,000 students by the year 2015. The existing 22.5 acre campus provides approximately 260,000 gross square feet (gsf) of instructional and support facilities housed within permanent buildings, temporary structures, and leased facilities (with approximately 200,000 gsf of this building area being permanent structures on the LAMC Campus). An approximate additional 350,000
gsf or a total of 550,000 gsf, would be necessary in order for the College to serve the anticipated enrollment growth.

The Master Plan identifies eight new buildings and additional parking which are needed to expand the LAMC campus to a sufficient size to accommodate the projected growth in student enrollment. Table 2.4-1 (page 2-25) lists the square footages of two previously approved and six proposed facilities and related parking that is needed in order to meet the growth projected in the Master Plan.

The proposed project would accommodate a portion of the campus growth on an additional site located approximately $\frac{1}{3}$ mile southeast of the LAMC Campus adjacent to the intersection of Eldridge and Harding Street. This site would be acquired by the College, potentially through eminent domain with just compensation (Figure 2.4-1, Project Areas). The Harding Street Site would provide necessary design flexibility for LAMC. Several projects are being considered at this location including the Health and Physical Education Building along with parking set into the hillside. This is intended to keep the building profiles low to better relate to the suburban residential context. Figure 2.4-2 provides a conceptual layout of the proposed development on the two sites. While all the buildings proposed at the Harding Street site would be 2-storied, a few buildings proposed on the LAMC Main Campus would be 3-storied. A more detailed description of the proposed Master Plan and plan phasing is described in Section 2.4.2.

### 2.4.1 Current Projects Under Construction

Of the facilities listed in Table 2.4-1, two projects are already in development. The first project, a 1,200-car parking structure, is currently under construction at the southern end of the main campus. This parking garage would consist of four levels, have a building footprint of approximately 96,000 gsf, and a building area of approximately 384,000 gsf. The construction of this parking garage is expected to be completed in the Spring of 2007. The construction of a second project, the new Child Development Center, is expected to begin soon and would be completed by Spring 2008. This building would have a footprint of 20,364 gsf, and a building area of 26,000 gsf. In addition, surface parking on the campus is being re-designed to accommodate more cars. Figure 2.4-3 depicts projects currently under development at the LAMC site.

### 2.4.2 Construction Phasing

As described above, the proposed project, would accommodate the necessary growth on the existing 22.5 acre LAMC site and an approximately 10 acre site located nearby known as the Harding Street property (Figure 2.4-1). This property is in the process of being acquired by the Los Angeles Mission College. Under this plan, the eight needed buildings and parking spaces would be located on the existing campus and on this second site. Table 2.4-2 describes the construction projects and phasing that would occur.
Figure 2.4-1

Project Areas
Figure 2.4-2

LAMC Proposed Master Plan
Current Projects Under Construction – LAMC Site
under the proposed project. These construction projects are depicted on Figures 2.4-4 through Figure 2.4-7.

The land to be acquired for the Master Plan includes two parcels. The District is currently in negotiations with St. Ephraim’s Church (Syrian Orthodox Church) for the north parcel of approximately 3 acres. The District has also informally expressed an interest to Comstock Homes to acquire the approximately 7 acre parcel to the south. During Phase 2, it is intended to extend Eldridge Avenue through the Harding Street intersection, connecting to Maclay to partially mitigate neighborhood impacts from future increases in traffic to and from the campus. Maclay provides an additional connection to the 210 Freeway along with the Hubbard Street Freeway connection.

As described above, the proposed project is divided into two phases: Phase 1: Proposition A and AA projects, and Phase 2: Beyond Proposition A and AA projects. Sections 2.4.1.1 and Section 2.4.1.2 provide more details on each phase.

2.4.2.1 Phase 1: Proposition A and AA Projects

Figure 2.4-4 and Figure 2.4-5 depict the site layout and phasing of proposed construction for the LAMC site and Harding Street Site, respectively, under Phase 1. Construction projects proposed at LAMC campus are grouped under Phase 1A, and construction projects proposed at the Harding Street Site are grouped under Phase 1B. The specific building details of each structure are listed in Tables 2.4-2 and 2.4-3 on page 2-26. All buildings and structures proposed under this initial phase are projected to be completed by the year 2010. One of the first construction projects proposed under this phase is the Health, P.E., and Fitness Center. This building would be constructed in Spring 2007 on the north parcel of the Harding Street Site and would be two stories with approximately 90,000 gross square feet of area.

The next construction project proposed under this phase is the Plant Facilities Building. This structure will be located on the east corner of the existing campus on a site that is currently occupied by temporary classrooms and a portion of the student parking lot. This facility would be one level, have a total building area of 26,000 gsf, and have an adjacent service yard (Table 2.4-3). The next project to be constructed for this phase is Parking Structure B2 which would be located above the Plant Facilities Building. Parking Structure B2 would consist of three levels of parking providing 370 parking spaces. The Family/Consumer Studies with Bookstore Building would also be constructed during this first phase. This building would be on the northeast side of the existing campus, between the Campus Services and the existing parking lot. This building would have two levels and would have an area of 72,000 gross square feet. The final building to be constructed during this initial phase is the Media Arts Building. This building would be located in the center of the existing campus, between the Campus Center and Parking Structure A (currently under construction). This building would be two levels and would have a building area of 38,000 gsf.
Figure 2.4-4

Phase 1A
Figure 2.4-5

Phase 1B
Figure 2.4-6

Phase 2A
Figure 2.4-7

Phase 2B
### Table 2.4-1

**LAMC Master Plan Floor Areas**

<table>
<thead>
<tr>
<th>Existing Buildings</th>
<th>Floor Area GSF&lt;sup&gt;a&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Permanent Buildings</strong></td>
<td></td>
</tr>
<tr>
<td>Library/Learning Resources Center</td>
<td>53,200</td>
</tr>
<tr>
<td>Instruction/Administration</td>
<td>77,400</td>
</tr>
<tr>
<td>Campus Center</td>
<td>36,650</td>
</tr>
<tr>
<td>Collaborative Studies</td>
<td>19,750</td>
</tr>
<tr>
<td>Campus Services</td>
<td>13,700</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>200,700</strong></td>
</tr>
<tr>
<td><strong>Leased Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>Maclay Center</td>
<td>3,000</td>
</tr>
<tr>
<td>Foothill Educational Center</td>
<td>10,000</td>
</tr>
<tr>
<td>Cultural Arts Center</td>
<td>19,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>32,000</strong></td>
</tr>
<tr>
<td><strong>Total Existing Buildings</strong></td>
<td><strong>232,700</strong></td>
</tr>
<tr>
<td><strong>Previously Approved Buildings</strong>&lt;sup&gt;b&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>Child Development Center</td>
<td>26,000</td>
</tr>
<tr>
<td>Plant Facilities</td>
<td>26,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>52,000</strong></td>
</tr>
<tr>
<td><strong>Proposed Buildings</strong></td>
<td></td>
</tr>
<tr>
<td>Family Consumer</td>
<td>72,000</td>
</tr>
<tr>
<td>Student Services</td>
<td>39,000</td>
</tr>
<tr>
<td>Media Arts</td>
<td>38,000</td>
</tr>
<tr>
<td>Health and P.E.</td>
<td>90,000</td>
</tr>
<tr>
<td>Building 5</td>
<td>30,000</td>
</tr>
<tr>
<td>Building 6</td>
<td>30,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>299,000</strong></td>
</tr>
<tr>
<td><strong>Total GSF Existing + Previously Approved + Proposed</strong>&lt;sup&gt;c&lt;/sup&gt;</td>
<td><strong>551,700</strong></td>
</tr>
</tbody>
</table>

<sup>a</sup> All gross square footages (GSF) and parking stalls are approximate.

<sup>b</sup> Construction of these facilities has been addressed under 1983 Final Environmental Impact Report for Los Angeles Mission College Master Plan and therefore is not part of the proposed project.

<sup>c</sup> Assumes termination of lease for leased facilities and replacement with permanent buildings.
Table 2.4-2

Construction Projects

<table>
<thead>
<tr>
<th>Construction Project Number</th>
<th>Construction Project</th>
<th>Timing of Construction</th>
<th>Phase</th>
<th>Project Area (PA)</th>
<th>Floor Levels</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Health, P.E. and Fitness Center</td>
<td>2007/2008</td>
<td>Phase 1B</td>
<td>HSS a</td>
<td>2</td>
</tr>
<tr>
<td>2</td>
<td>Plant Facilities b</td>
<td>2011/2015</td>
<td>Phase 1A</td>
<td>LAMC</td>
<td>1</td>
</tr>
<tr>
<td>2A</td>
<td>Parking Structure B2</td>
<td>2011/2015</td>
<td>Phase 1A</td>
<td>LAMC</td>
<td>3</td>
</tr>
<tr>
<td>3</td>
<td>Family and Consumer Studies with Bookstore</td>
<td>2008/2009</td>
<td>Phase 1A</td>
<td>LAMC</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>Media Arts</td>
<td>2009/2010</td>
<td>Phase 1A</td>
<td>LAMC</td>
<td>2</td>
</tr>
<tr>
<td>5</td>
<td>Student Services</td>
<td>2011/2015</td>
<td>Phase 2A</td>
<td>LAMC</td>
<td>2</td>
</tr>
<tr>
<td>6</td>
<td>Parking Structure B1</td>
<td>2011/2015</td>
<td>Phase 2B</td>
<td>HSS</td>
<td>2</td>
</tr>
<tr>
<td>7</td>
<td>Education Buildings 5</td>
<td>2011/2015</td>
<td>Phase 2B</td>
<td>HSS</td>
<td>2</td>
</tr>
<tr>
<td>8</td>
<td>Education Buildings 6</td>
<td>2011/2015</td>
<td>Phase 2A</td>
<td>LAMC</td>
<td>2</td>
</tr>
</tbody>
</table>

a  HSS is an acronym for Harding Street Site
b  Construction of this facility has been addressed under 1983 Final Environmental Impact Report for Los Angeles Mission College Master Plan and therefore is not part of the proposed project.

Table 2.4-3

Construction Details of Each Structure: Phase 1A and Phase 1B

<table>
<thead>
<tr>
<th>Construction Project Number</th>
<th>Construction Project</th>
<th>Land Area</th>
<th>Levels</th>
<th>Building Area and/or Total Parking Stalls a</th>
<th>Building Footprint</th>
<th>Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Health, P.E. and Fitness Center</td>
<td>232,000 gsf</td>
<td>2</td>
<td>90,000 gsf with temporary surface parking for 100 cars</td>
<td>53,013 gsf</td>
<td>Phase 1B</td>
</tr>
<tr>
<td>2</td>
<td>Plant Facilities b</td>
<td>43,603 gsf</td>
<td>1</td>
<td>26,000 gsf</td>
<td>26,000 gsf</td>
<td>Phase 1A</td>
</tr>
<tr>
<td>2A</td>
<td>Parking Structure B2</td>
<td>45,603 gsf</td>
<td>3</td>
<td>370 parking stalls</td>
<td>-</td>
<td>Phase 1A</td>
</tr>
<tr>
<td>3</td>
<td>Family and Consumer Studies with Bookstore</td>
<td>89,301 gsf</td>
<td>2</td>
<td>72,000 gsf</td>
<td>36,034 gsf</td>
<td>Phase 1A</td>
</tr>
<tr>
<td>4</td>
<td>Media Arts</td>
<td>99,314 gsf</td>
<td>2</td>
<td>38,000 gsf</td>
<td>19,028 gsf</td>
<td>Phase 1A</td>
</tr>
</tbody>
</table>

a  All gross square footages [GSF] and parking stalls are approximate
b  Construction of this facility has been addressed under the 1983 Final Environmental Impact Report for Los Angeles Mission College Master Plan and therefore is not part of the proposed project.
2.4.2.2 Phase 2: Beyond Proposition A and AA Projects

The second phase, titled “Beyond Proposition A and AA Projects” would be constructed after the projects described in Phase 1 are completed. Figure 2.4-6 and Figure 2.4-7 depict the site layout and phasing of proposed construction for the LAMC site and Harding Street Site, respectively, under the second phase; Table 2.4-4 provides construction details for each Phase 2a and 2b structure. All buildings and structures constructed in this second phase would begin construction in 2011 and would be completed by approximately 2015. The first project to be constructed during this second phase is the Student Services Building. This building would be located between the existing Instructional/Administration Building and Parking Structure A (currently under construction). This building would be two levels and have a building area of 39,000 gsf. Parking Structure B1 is also proposed to be constructed during this second phase. This parking structure would be underground and would be located on the south parcel of the Harding Street Site. This facility would be two levels and provide 550 parking spaces. The next construction proposed under this phase of development is Education Building #5. This building would be constructed on the south parcel of the Harding Street Site and would be located above the proposed Underground Parking Structure B1. This building would be two stories and have a total building area of 30,000 gsf. The final project proposed under this phase is Education Building #6. This building would be constructed on the southern corner of the LAMC campus at the intersection of Hubbard Street and Eldridge Avenue. This building would also be two storied and have a total building area of 30,000 gsf.

Table 2.4-4

<table>
<thead>
<tr>
<th>Construction Project Number</th>
<th>Construction Project</th>
<th>Land Area</th>
<th>Levels</th>
<th>Building Area and/or Total Parking Stalls ( ^a )</th>
<th>Building Footprint</th>
<th>Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Student Services</td>
<td>84,014 gsf</td>
<td>2</td>
<td>39,000 gsf</td>
<td>84,014 gsf</td>
<td>Phase 2A</td>
</tr>
<tr>
<td>6</td>
<td>Parking Structure B1</td>
<td>242,939 gsf</td>
<td>2</td>
<td>550 parking stalls</td>
<td>-</td>
<td>Phase 2B</td>
</tr>
<tr>
<td>7</td>
<td>Education Building 5</td>
<td>48,100 gsf</td>
<td>2</td>
<td>30,000 each</td>
<td>15,000</td>
<td>Phase 2B</td>
</tr>
<tr>
<td>8</td>
<td>Education Building 6</td>
<td>48,100 gsf</td>
<td>2</td>
<td>30,000 each</td>
<td>15,000</td>
<td>Phase 2A</td>
</tr>
</tbody>
</table>

\( ^a \) All gross square footages [GSF] and parking stalls are approximate

The total building area to be constructed under the proposed project would be approximately 300,000 gsf and the total number of parking stalls to be constructed is approximately 920. After all construction proposed under the proposed project and previously approved projects is completed, Los Angeles Mission College would have
approximately 550,000 gsf of building area which would provide enough building space to accommodate the anticipated growth.

2.4.3 Parking Plan

A phased parking program would be designed to accommodate approximately 1300 parking stalls in parking structures and surface parking areas (see Table 2.4-5). For each element of the proposed project, sufficient parking would be constructed to accommodate any existing parking spaces displaced by construction, and sufficient additional parking would also be provided to accommodate the parking demand generated by the project phase.

Table 2.4-5
Parking Plan

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Under Construction</th>
<th>LAMC Campus</th>
<th>Harding Street Site</th>
<th>Added under the Proposed Project</th>
<th>Total (Existing +Under Construction +Proposed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking Structures</td>
<td>567</td>
<td>1,200</td>
<td>-</td>
<td>370</td>
<td>550</td>
<td>920</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Phase I</td>
<td>Phase II</td>
<td>Phase I</td>
<td>Phase II</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2,687</td>
<td>2,687</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface Parking (On Campus)</td>
<td>180</td>
<td>-</td>
<td>305</td>
<td>117</td>
<td>131</td>
<td>248</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Phase I</td>
<td>Phase II</td>
<td>Phase I</td>
<td>Phase II</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>248</td>
<td>248</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface Parking (On-Street)</td>
<td>128</td>
<td>-</td>
<td>187</td>
<td>-</td>
<td>-</td>
<td>187</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Phase I</td>
<td>Phase II</td>
<td>Phase I</td>
<td>Phase II</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>187</td>
<td>187</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total (by Phase)</td>
<td>875</td>
<td>1,200</td>
<td>492</td>
<td>456</td>
<td>131</td>
<td>1,355</td>
</tr>
</tbody>
</table>

a Reduced from 305
b Existing parallel parking
c Proposed angled parking

2.5 Comparison of 2002 Master Plan and Proposed 2006 Master Plan

In 2002, Gensler prepared a Facilities Master Plan (2002 Master Plan) for the Los Angeles Mission College proposed approximately 450,000 gsf. of new construction. This Master Plan utilized El Cariso Park, paid for extensive improvements to the park, and would have expanded park facilities to a property located on the east side of El Cariso Golf Course. The total project encompassed five separate areas outside of the current Mission College footprint. The impacts of this plan were addressed in the 2005 Draft Environmental Impact Report for the Los Angeles Mission College Facilities Master Plan and Public Recreation Improvement Program (2005 Draft Environmental Impact Report), which is incorporated by reference in this Program EIR.
The Proposed 2006 Master Plan proposes the addition of property along Harding Street that is currently owned by Comstock Homes and a Syrian Church. These two properties would partially expand the college offsite. The 2006 Master Plan proposes approximately 350,000 gsf of new construction, including two facilities: Plant Facilities and Child Development Center that have been previously approved under 1983 Final Environmental Impact Report.

This Environmental Impact Report (EIR) incorporates impact analysis from the 2005 Draft Environmental Impact Report. Since the total gsf analyzed by the 2005 Draft Environmental Impact Report was higher than that proposed under the 2006 Master Plan, incorporation of analysis from the 2005 Draft Environmental Impact Report presents a conservative worst-case scenario under CEQA. Table 2.5-1 presents a comparison of the 2002 Master Plan and the Proposed 2006 Master Plan.

Table 2.5-1
Comparison of 2002 Master Plan and Proposed 2006 Master Plan

<table>
<thead>
<tr>
<th></th>
<th>2002 Masterplan Gensler</th>
<th>Proposed Masterplan, 2006 LAMC Site Leo A Daly</th>
<th>Proposed Masterplan, 2006 Harding St. Site Leo A Daly</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health, P.E. and Fitness Center</td>
<td>88,000 GSF</td>
<td>---</td>
<td>Health, P.E. and Fitness Center 90,000 GSF</td>
</tr>
<tr>
<td>Family and Consumer Studies with Bookstore</td>
<td>81,000 GSF</td>
<td>Family and Consumer Studies with Bookstore 72,000 GSF</td>
<td>---</td>
</tr>
<tr>
<td>Media Arts</td>
<td>47,000 GSF</td>
<td>Media Arts 38,000 GSF</td>
<td>---</td>
</tr>
<tr>
<td>Student Services</td>
<td>57,000 GSF</td>
<td>Student Services 39,000 GSF</td>
<td>---</td>
</tr>
<tr>
<td>Plant Facilities</td>
<td>28,500 GSF</td>
<td>Plant Facilities 26,000 GSF</td>
<td>---</td>
</tr>
<tr>
<td>Education Building 5</td>
<td>57,000 GSF</td>
<td>---</td>
<td>Education Building 5 30,000 GSF</td>
</tr>
<tr>
<td>Education Building 6</td>
<td>57,000 GSF</td>
<td>Education Building 6 30,000 GSF</td>
<td>---</td>
</tr>
<tr>
<td>Child Development Center</td>
<td>27,771 GSF</td>
<td>Child Development Center 26,000 GSF</td>
<td>---</td>
</tr>
<tr>
<td>Sheriff/ Safety Info Center</td>
<td>6,000 GSF</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Parking Structure A</td>
<td>1,220 cars</td>
<td>Parking Structure A 1,200 cars</td>
<td>---</td>
</tr>
</tbody>
</table>
2.6 Project Operations

The existing campus population includes approximately 7,500 students and approximately 550 faculty and staff. The proposed project would provide the campus facilities necessary to accommodate enrollment of up to 15,000 students. In order to present a conservative worse case scenario for CEQA purposes, the EIR impact analysis assumes approximately 15,000 students would be enrolled and approximately 1,100 faculty and staff would be employed by 2015. Future enrollment growth (participation rate) is dependent upon a number of key factors such as the availability of State funding; the College’s academic programs, course scheduling, and campus facilities; business and industry needs; and demographic characteristics.

The College plans to accommodate its enrollment growth in part through course scheduling. Through its course schedule, the College would ensure the campus population would not exceed identified student and employee estimates during any given time frame noted below, which would reduce demand for support services (e.g., police protection) and parking. The following identifies the estimated campus population:
• 7:00 a.m. to 3:59 p.m.—total campus population would not exceed 5,400 (approximately 4,700 students and approximately 700 employees)
• 4:00 p.m. to 10:00 p.m.—total campus population would not exceed 3,300 (3,000 students and 300 employees)
• Weekends—900 students and 200 employees

Since January 1, 2004, the College has implemented more effective course-scheduling controls, which will ensure that the campus population will not exceed the above-identified student and employee estimates to be on the campus during specified times. As a result of LACCD’s systems modernization project, SAP HR (the Human Resource Module of the District computer system) will be one of the software programs to help control scheduling. SAP HR works by allocating a Full Time Equivalent FTE Faculty budget to each department, thereby limiting scheduling in each department. Additionally, college facilities act as another limiting factor on total enrollment. The total number of classrooms and their capacity would create an upper limit on campus enrollment. In addition, the college’s course scheduling software (Protocol) can be utilized to optimize course offerings and plan schedule offerings so as not to exceed the campus physical capacity and enrollment target.

Finally, the Office of Academic Affairs reviews all course scheduling to ensure that it stays within the parameters of space and budget.18

2.7 Other Project Design Features and Enhancements

2.7.1 Arroyo Plan

Currently, the 22.5-acre College site drains to the south and east onto Eldridge Avenue. There is no storm drain system in Eldridge Avenue. The proposed Arroyo Plan through the campus would be constructed to capture runoff from the northwest portion of the College Campus and drain to the south and east, toward Eldridge Avenue. While the Arroyo Plan can be considered an Environmental Protection Measure due to its stormwater management function, it also would provide a visual design feature and physical link between the existing features on the campus and proposed new ones, and act as a living educational tool for the college community.

The overall Facilities Master Plan layout is organized by the Arroyo feature, which was selected by LAMC from among seven campus schemata. The Arroyo concept would integrate the campus through the use of open space amenities. Acting as a transition from the existing formal side of the campus created by the pedestrian grid and building layout to the proposed more informal side of the campus, the Arroyo would introduce meandering pedestrian walkways and footbridges in a curvilinear greenbelt. The Arroyo

17 FTE control is a feature of the HR system.
would be designed to receive stormwater diverted from higher, on-site elevations. The stormwater would flow naturally within the Arroyo, across the campus to the lower elevation of the site, between Parking Structure A (previously approved project) and Eldridge Avenue.  

2.7.2 Transit Program

As part of the project, LAMC proposes implementation of a Transit Program to encourage student and employee use of existing rail and transit opportunities. The Transit Program would include discounts to students and employees on monthly passes for travel on public transportation. Currently, Metrolink offers students an additional 25 percent discount on all monthly passes, selling approximately 1,200 passes a month to 34 registered campuses. Faculty passes are also available at the regular monthly discount rate. The passes are valid for both train and bus usage, as Metrolink currently maintains an agreement with the bus operators to allow travel by pass holders to/from train stations. The LAMC campus is located approximately 2 miles from the nearest Metrolink train station. To assist LAMC in promoting the program, Metrolink can provide promotional material to the campus at no charge (i.e., pens, notepads, schedules, flyers, articles for publication). The existing bus stop on Hubbard Street would also be enhanced to promote transit use.

2.7.3 Sustainability

All projects funded by Proposition A and AA are required by the District to meet the criteria set forth in the Sustainable Building Policy adopted by the District in March 2002. This policy sets the target Sustainable Building Range at 26-36 Leadership in Energy and Environmental Design (LEED) Green Building Rating System points. LEED provides a framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials and indoor environmental quality. The proposed project would comply with the Sustainable Building Policy by incorporating a combination of site planning and building techniques which when combined achieve the necessary LEED points.

2.8 Discretionary Actions And Permits

Implementation of the project would require approvals from the District Board, the County of Los Angeles, the City of Los Angeles, and other public agencies identified in Section 2-11 of the Project Description. Table 2.8-1 provides a preliminary list of the

---

discretionary actions required for the project. Among the actions that may occur is the District Board of Trustees approval of a resolution to exempt the project from local zoning ordinance requirements pursuant to Government Code Section 53094).

Table 2.8-1

Discretionary Actions/Permits

<table>
<thead>
<tr>
<th>Discretionary Action/Permit</th>
<th>Project Area</th>
<th>Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAMC Facilities Master Plan</td>
<td>LAMC Campus</td>
<td>LACCD</td>
</tr>
<tr>
<td>Construction of:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Landscape Improvements at Parking Structure A</td>
<td>LAMC Campus</td>
<td>LACCD, DSA</td>
</tr>
<tr>
<td>• Landscape Improvements at Quad Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Student Services Center</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Plant Facilities Access Road</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Parking Structure B2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Family and Consumer Studies</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Media Arts Center</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Education Buildings 6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Landscape Improvements at Eldridge/Hubbard</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning Exemption *</td>
<td>LAMC Campus</td>
<td>LACCD</td>
</tr>
<tr>
<td>Grading Drainage Permits</td>
<td>LAMC Campus</td>
<td>City</td>
</tr>
<tr>
<td>National Pollutant Discharge Elimination System (NPDES) Permit</td>
<td>LAMC Campus</td>
<td>RWQCB</td>
</tr>
<tr>
<td>Construction of:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Health, P.E., and Fitness Center</td>
<td>Harding Street Site</td>
<td>LACCD, DSA</td>
</tr>
<tr>
<td>• Parking Structure B1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Education Buildings 5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acquisition of Harding Street Site- Potential Condemnation</td>
<td>Harding Street Site</td>
<td>LACCD, City</td>
</tr>
<tr>
<td>Zoning Exemption *</td>
<td>Harding Street Site</td>
<td>LACCD</td>
</tr>
<tr>
<td>Grading and Drainage Permits</td>
<td>Harding Street Site</td>
<td>City</td>
</tr>
<tr>
<td>NPDES</td>
<td>Harding Street Site</td>
<td>RWQCB</td>
</tr>
<tr>
<td>Conditional Use Permit (Zoning/General Plan Consistency) *</td>
<td>Harding Street Site</td>
<td>City</td>
</tr>
</tbody>
</table>

* The Los Angeles Community College District Board of Trustees may render a city’s zoning ordinance inapplicable to the use of district property for classroom purposes (Pursuant to Gov. Code § 53094).

2.9 Intended Use of the EIR

As defined by CEQA, a Lead Agency is the public agency with the principal responsibility for approving the project. The Los Angeles Community College District (District) is the Lead Agency for consideration and approval of the proposed Master Plan.

This EIR is considered a “program EIR,” which is an EIR for a series of actions that are related in some way. In this case, the proposed Master Plan includes a series of projects contained in the Master Plan that are related geographically and subject to the principles and guidelines of the Master Plan. If the Master Plan is approved, the projects would be
carried out by the Los Angeles Community College District, and the projects would have substantially the same environmental impacts as those analyzed in this Master EIR that could be mitigated in substantially the same ways. The District would use this Program EIR in its decision-making process related to approval of elements of the proposed Master Plan. No further environmental review would be required.

### 2.10 Related Projects

An area surrounding the proposed project was examined to identify existing and reasonably foreseeable approved or proposed projects that could contribute cumulatively to the environmental impacts created by the proposed project. The proposed project lies within the community of Sylmar. The location of related projects was mapped for consideration in the assessment of cumulative impacts. Table 2.10-1 shows related projects; Figure 2-10-1 depicts the related projects on a map. The cumulative impact analysis is provided within each sub-section of Section 3.0, Setting, Impact Analysis and Mitigation.

### 2.11 Responsible Agencies

Federal, state, regional, and local agencies which may have jurisdiction over the project include, but are not limited to:

- California Department of General Services, Division of the State Architect (DSA)
- California Department of Parks and Recreation (CDPR)
- California Department of Fish and Game (CDFG)
- Regional Water Quality Control Board (RWQCB)
- South Coast Air Quality Management District (SCAQMD)
- Los Angeles County Flood Control District (LACFCD)
- County of Los Angeles
- City of Los Angeles
Table 2.10-1

Related Projects

<table>
<thead>
<tr>
<th>No.</th>
<th>Address</th>
<th>Project Title</th>
<th>File No.</th>
<th>AM Peak</th>
<th>PM Peak</th>
<th>Size</th>
<th>Units</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>In</td>
<td>Out</td>
<td>Total</td>
<td>In</td>
<td>Out</td>
</tr>
<tr>
<td>1</td>
<td>13159 Wheeler Ave</td>
<td>VTT-60872</td>
<td>N/A</td>
<td>10</td>
<td>30</td>
<td>40</td>
<td>27</td>
<td>19</td>
</tr>
<tr>
<td>2</td>
<td>13140 Gladstone Ave</td>
<td>Olson Sylmar Residential</td>
<td>2004-69</td>
<td>13</td>
<td>39</td>
<td>52</td>
<td>44</td>
<td>26</td>
</tr>
<tr>
<td>3</td>
<td>12900 Harding St</td>
<td>Homes</td>
<td>2006-147</td>
<td>8</td>
<td>25</td>
<td>33</td>
<td>28</td>
<td>16</td>
</tr>
<tr>
<td>4</td>
<td>13570 Hubbard St</td>
<td>Barry's Chevron Car Wash</td>
<td>2004-45</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>28</td>
<td>27</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>13551 Foothill Blvd</td>
<td>Townhouses</td>
<td>2003-111</td>
<td>16</td>
<td>48</td>
<td>64</td>
<td>43</td>
<td>31</td>
</tr>
<tr>
<td>6</td>
<td>13461 Foothill Blvd</td>
<td>Condos</td>
<td>2004-233</td>
<td>16</td>
<td>46</td>
<td>62</td>
<td>42</td>
<td>30</td>
</tr>
<tr>
<td>7</td>
<td>13441 Foothill Blvd</td>
<td>LA Family Housing</td>
<td>2004-80</td>
<td>28</td>
<td>45</td>
<td>73</td>
<td>45</td>
<td>36</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>13160 Dronfield Av</td>
<td>Apartment Building</td>
<td>2005-92</td>
<td>10</td>
<td>39</td>
<td>49</td>
<td>39</td>
<td>21</td>
</tr>
<tr>
<td>9</td>
<td>13260 Maclay St</td>
<td>Maclay Street Apartments</td>
<td>2005-30</td>
<td>25</td>
<td>74</td>
<td>99</td>
<td>79</td>
<td>52</td>
</tr>
<tr>
<td>10</td>
<td>14124 Foothill Blvd</td>
<td>Medical Office</td>
<td>2002-12</td>
<td>25</td>
<td>7</td>
<td>32</td>
<td>25</td>
<td>13</td>
</tr>
<tr>
<td>11</td>
<td>13300 Maclay St</td>
<td>LAUSD Valley E. School #8</td>
<td>2005-112</td>
<td>225</td>
<td>203</td>
<td>428</td>
<td>91</td>
<td>112</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No.</td>
<td>Address</td>
<td>Project Title</td>
<td>File No.</td>
<td>AM Peak</td>
<td>PM Peak</td>
<td>Size</td>
<td>Units</td>
<td>Comments</td>
</tr>
<tr>
<td>-----</td>
<td>--------------------</td>
<td>-----------------------------------------</td>
<td>----------</td>
<td>-----------</td>
<td>-----------</td>
<td>------</td>
<td>----------</td>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>12</td>
<td>12804 Arroyo St</td>
<td>Foothill Charter School</td>
<td>2005-275</td>
<td>530</td>
<td>339</td>
<td>869</td>
<td>80</td>
<td>107</td>
</tr>
<tr>
<td>13</td>
<td>14110 Hubbard St</td>
<td>Sylmar Shopping Center</td>
<td>1999-15</td>
<td>13</td>
<td>8</td>
<td>21</td>
<td>36</td>
<td>39</td>
</tr>
<tr>
<td>14</td>
<td>14113 Hubbard St</td>
<td>Commercial Center</td>
<td>2000-30</td>
<td>37</td>
<td>15</td>
<td>52</td>
<td>51</td>
<td>52</td>
</tr>
<tr>
<td>15</td>
<td>14445 Olive View Dr</td>
<td>Olive View Medical Center ER Expansion</td>
<td>Pending</td>
<td>67</td>
<td>29</td>
<td>96</td>
<td>40</td>
<td>71</td>
</tr>
<tr>
<td>16</td>
<td>Arroyo Av &amp; Borden St</td>
<td>LAUSD Valley High School #5</td>
<td>Pending</td>
<td>562</td>
<td>475</td>
<td>1037</td>
<td>142</td>
<td>160</td>
</tr>
<tr>
<td>17</td>
<td>13361 Glenoaks Blvd</td>
<td>First Lutheran School</td>
<td>2005-56</td>
<td>169</td>
<td>108</td>
<td>277</td>
<td>63</td>
<td>84</td>
</tr>
<tr>
<td>18</td>
<td>13503 San Fernando Rd</td>
<td>Sylmar Industrial Project (option 2)</td>
<td>2003-40</td>
<td>486</td>
<td>66</td>
<td>552</td>
<td>72</td>
<td>516</td>
</tr>
<tr>
<td>19</td>
<td>16400 Foothill Blvd</td>
<td>Silver Oaks Residential</td>
<td>2005-136</td>
<td>111</td>
<td>349</td>
<td>460</td>
<td>324</td>
<td>221</td>
</tr>
</tbody>
</table>

* This project would not go forward if the proposed project is developed.
Figure 2.10-1

Related Projects