

Chapter 3 Project Description

3.1 PROJECT LOCATION

The proposed Long Range Development Plan (LRDP) designates future land use on the West Valley College campus. The West Valley College campus is located in Santa Clara County, at 14000 Fruitvale Avenue in the City of Saratoga. The 143-acre campus is located southeast of the Allendale Avenue/Fruitvale Avenue intersection, and is bounded by Fruitvale Avenue on the west, Allendale Avenue on the north, and residential uses on the east and south. Access is provided at four locations on Fruitvale Avenue (Main Entrance, Admissions Way, Athletics Way, and South College Circle) and two locations on Allendale Avenue (Science Way and Theater Way). Access to the bus stop in the northwest corner of the campus is provided by an entry driveway on Allendale Avenue and an exit driveway on Fruitvale Avenue. Figure 3-1 indicates the college's location on a regional and local level.

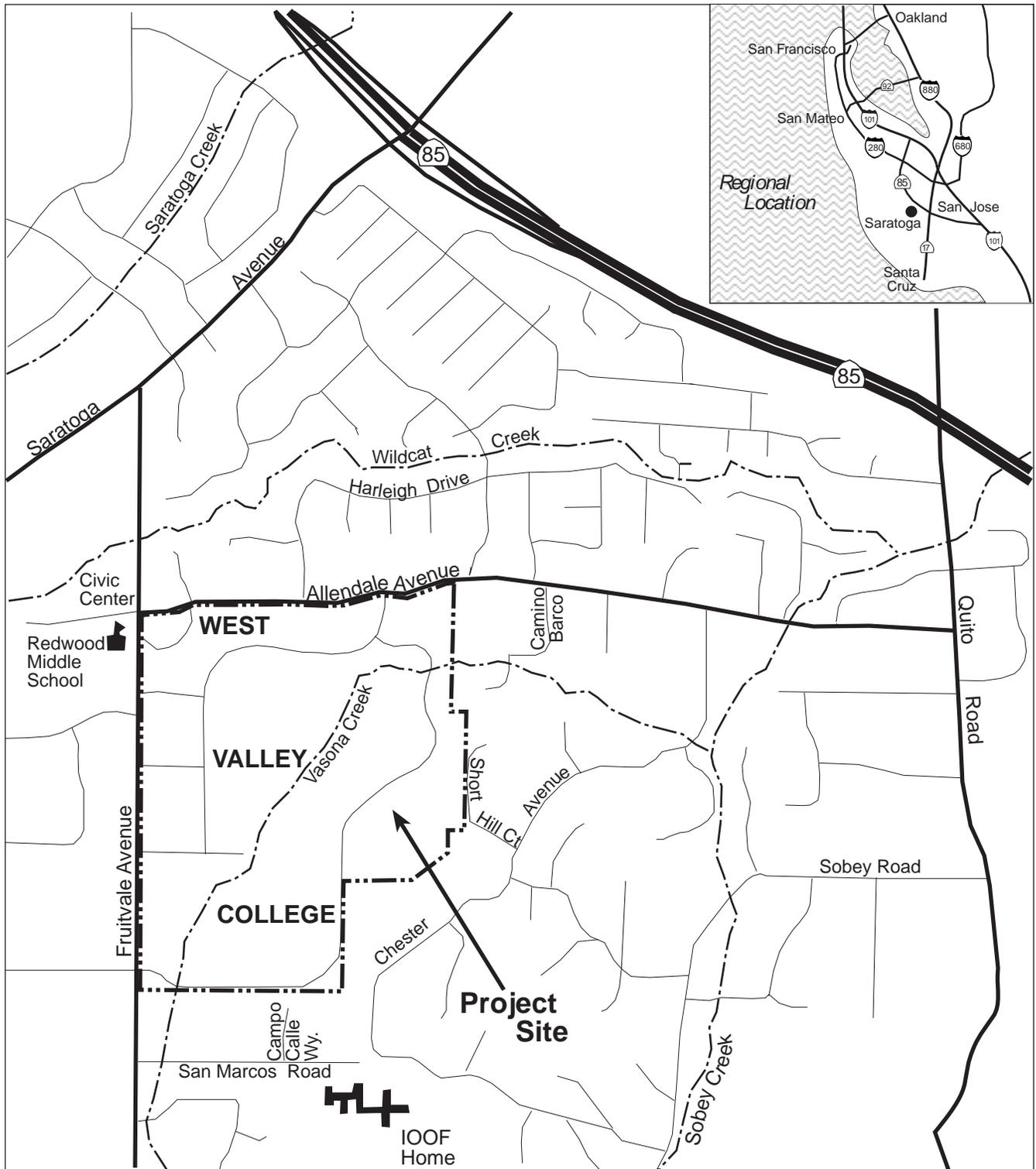
The West Valley College campus is developed with 12 single-story permanent building complexes, eight temporary structures, two former residences (two-story), seven parking lots, and various sports fields/facilities. Buildings currently provide approximately 361,000 assignable square feet (ASF) of space, and are located generally in the center of the campus. Parking facilities are located generally along the western and northern perimeters of the campus, while sports facilities are located mostly along the eastern and southern perimeters of the campus. Sports facilities include fields for baseball, football, track, softball, soccer, pool, golf driving range, basketball courts, volleyball courts, and tennis courts. Vasona Creek traverses the center of the campus on a southwest-northeast axis and receives seasonal flows from a minor tributary drainage known as Wildcat Creek. Figure 3-2 shows existing campus facilities.

3.2 PROJECT PURPOSE AND OBJECTIVES

The West Valley College mission, as stated in its catalog, is as follows:

“WVC is a public community college whose primary purpose is to facilitate successful learning. WVC is committed to the education of the individual along with fostering the economic development of the communities it serves. West Valley College provides students with opportunities to participate in a wide spectrum of educational experiences designed to fulfill their academic and career needs. Encouraged to seek knowledge and wisdom as lifelong learners, West Valley's students are motivated to expand their human potential, enrich the quality of their lives, and develop the job skills and other competencies necessary to function in contemporary society.”

West Valley College developed five specific strategic goals that mirror its values and support its mission. Pertinent components of these goals are summarized as follows:

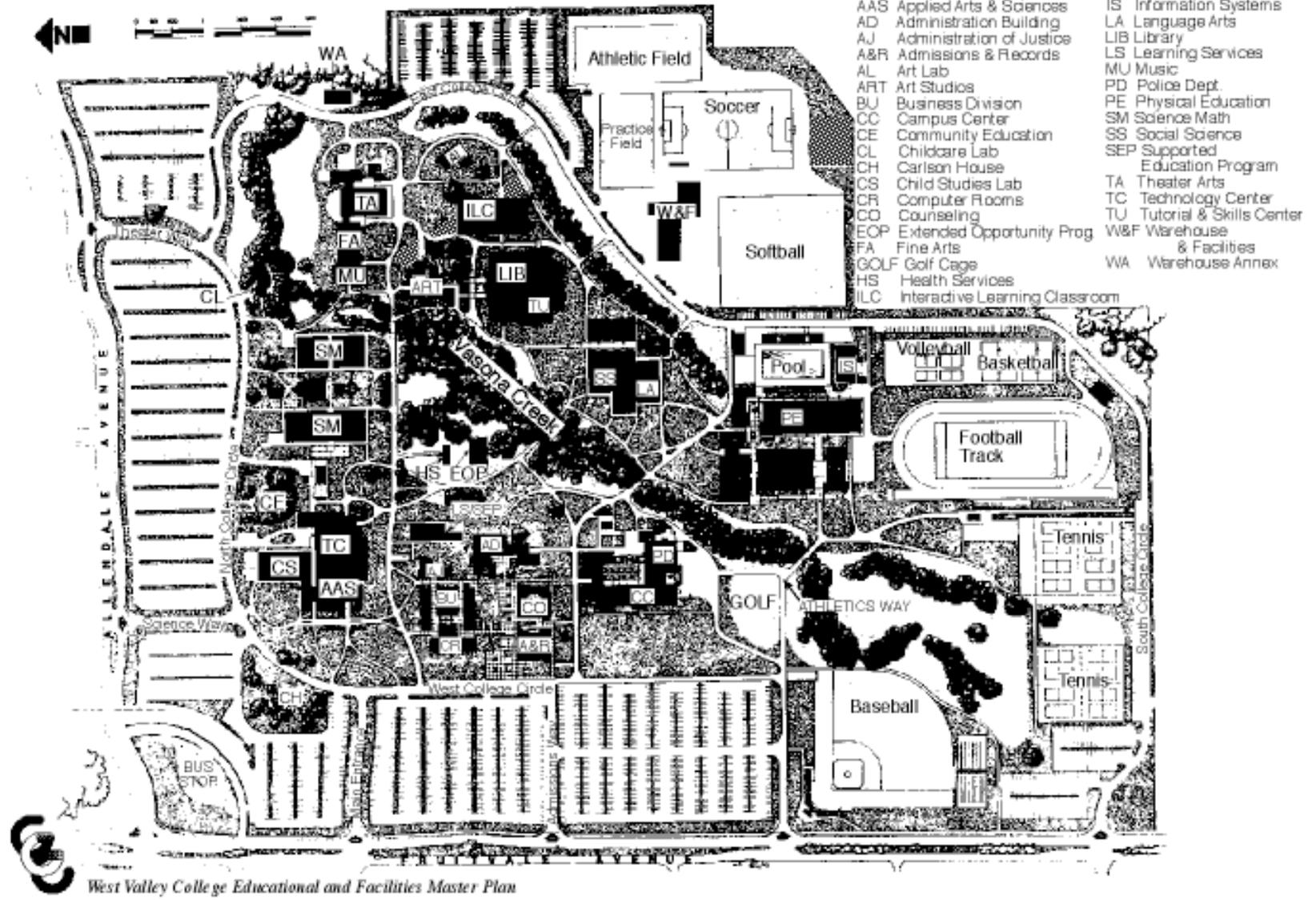


Source: Geier & Geier Consulting, Inc. (2005)



Existing Facilities

Figure 2



- **Learning Community:** *Developing additional skills (e.g., developing a sense of community, supporting collaborative learning and problem solving) that learners need to contribute successfully to our contemporary, multi-cultural society.*
- **Diversity and Inclusion:** *Fostering an increasingly diverse and inclusive learning community by building better relationships with the community it serves and decreasing systemic financial, geographic, academic, physical, personal, and cultural barriers to make the campus more accessible and inviting.*
- **Collaborative Leadership:** *Working collaboratively, as active partners in the learning community, on behalf of the common good of the College and District.*
- **Physical Resources:** *Supporting the learning community with physical resources (buildings, grounds, learning stations, instructional space, and equipment) by: making the campus more accessible, inviting, safe, and physically attractive to a diverse population; maintaining, reconfiguring, and developing classrooms, laboratories and other facilities to promote collaborative learning; sharing its physical resources more effectively; using technologies that help transcend the limitations of the physical environment by thinking of the community as the classroom; and promoting the College campus as a resource to the community and viewing the community as a resource for the College.*
- **Fiscal Innovation:** *Funding the learning community by engaging in strategic financial planning, securing appropriate alternative sources of funding, and allocating resources through fiscal policies, priorities, and processes that support institutional goals.*

In 2004, the West Valley–Mission Community College District (WVMCCD) developed the Long Range Development Plan (LRDP) for West Valley College to provide a framework for land use and capital investment in support of the above mission and goals. The objectives of the proposed LRDP support the goals of: (1) the Educational Master Plan, which details the college’s major future academic and instructional initiatives; and (2) the Facilities Master Plan, which provides the infrastructure to support the academic initiatives. Both of these documents, as well as others referenced in this EIR, are available for public review between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, at the Facilities Department, located at 14000 Fruitvale Avenue in Saratoga.

The Educational Plan, prepared in 2001, outlines nine initiatives for West Valley College and pertinent components of these initiatives are summarized as follows:

- **Technology:** *Develop a comprehensive program of assistance for users of technology that includes training, technical support, consulting, and instructional development; institutionalize the processes and plans for on-going acquisition of instructional equipment and computer technology; provide faculty, staff, and students on-demand, efficient, and reliable access to technology.*
- **Outreach:** *Establish a coordinated outreach program to increase student access and diversity, and increase collaborative partnerships with business, industry, education, and the community.*
- **Student Services Development:** *Develop student services focused on student needs and supporting all modes of program delivery.*

- **Educational Program Development:** Refine and expand delivery systems for programs and services to provide greater access and support for varied learning modes including distance learning, flexible scheduling, alternative pedagogy, satellite locations, collaborative learning, and accelerated/intensive courses; expand learning resources to increase student access to and skill in using information and technology.
- **Staffing:** Provide institutional support for staff and faculty to maintain currency in their fields, competitive compensation, and adequate numbers to service student needs.
- **Organizational Structure:** Provide resources to promote collaboration, teamwork, and a 12-month college structure; provide more effective student services by clustering Student Services in a single location.
- **Internal Communication:** Develop an increased sense of community among faculty and staff by creating a faculty and staff gathering place that facilitates intersection; develop a comprehensive, multi-faceted system for sharing information throughout the College.
- **Accountability:** Collect and analyze data on potential, current, and past students to identify emerging needs and trends; conduct ongoing research on its external communities to determine attitudes, opinions, and needs.
- **Facilities:** Since existing facilities are inadequate to implement these educational initiatives, modify facilities as outlined in the Facilities Plan.

The Facilities Plan, also prepared in 2001, is the direct expression of the above goals identified by the Educational Plan. The Facilities Plan is an advisory document and not legally binding. A comprehensive assessment of these goals was completed as part of the Facilities Plan and the following facilities considerations were identified:

- **Schedule facilities use to eliminate proprietary attitudes.** The College will initiate methods to oversee the effective allocation of area. The goal is to limit competition for resources, and to limit the need to construct additional facilities.
- **Create an interdisciplinary learning space.** Combine the inherent economy of shared facilities with the academic benefits of cross-disciplinary contact and social interaction.
- **Redesign classrooms to include studio-type and flexible learning environments.** Accommodate variety in instructional methods and learning styles.
- **Provide flexible “smart” classrooms for all programs.** While the predominant instructional method, there is little existing capability for computer-based interactive learning. The creation of additional facilities, distributed throughout campus buildings will be undertaken in any future remodeling projects.
- **Add office and storage area for new and existing programs.** Current space allocation does not accommodate the increasingly complex support requirements for the instructional and service programs.
- **Provide workspace for Adjunct Faculty.** Departments increasingly depend on part-time faculty to provide services. Little or no office or support area is currently available for these instructors to prepare and store educational materials, or to meet with students.

- **Consolidate Student Services.** Closer physical proximity will promote accessibility for students and enhance communication between service groups.
- **Create a Faculty Commons.** The development of a dedicated area for faculty and staff interaction, professional development, and public presentations will encourage collaboration and interdisciplinary teaching.
- **Provide safe, ergonomic, and accessible facilities.** All future modifications must meet current regulatory requirements. Improved seismic performance, automatic sprinkler installation, HVAC replacement and the removal of remaining impediments to disabled access will be undertaken.
- **Incorporate wellness concepts in facilities design and campus planning.** The health benefits accruing from occupant comfort and control translate directly to improved performance.
- **Preserve the campus natural environment.** Identify and protect Heritage Trees. Restore the Vasona Creek environment to native riparian habitat. Combine these conservation efforts with the development of dedicated outdoor instruction areas.
- **Explore and expand the use of off-campus facilities.** The continued viability of the College depends in part on broadening the regional base. Increased visibility and access to programs is essential to this effort.

The proposed LRDP, prepared in 2004 for West Valley College, presents a proposed framework for land use and capital investment to meet the goals of the Educational and Facilities Master Plan through the year 2015. The proposed LRDP describes both the scope and nature of development anticipated within this timeframe. This LRDP does not commit the WVMCCD to any specific project, but rather provides a strategic framework for decisions on specific projects that are proposed within this timeframe. The LRDP establishes a maximum amount of net new growth that could occur on the West Valley College campus during this timeframe and this level of growth cannot be substantially exceeded without amending the LRDP.

The objectives of the LRDP would involve renovation and expansion of campus facilities as well as improvement of campus vehicular and pedestrian circulation to support the above mission and goals for West Valley College. Since the campus was completed nearly three decades ago, changes in instructional methods and technology over this time have created the need to modify existing space (classrooms, laboratories, and offices) and develop additional capacity in telecommunications and distance-learning capabilities. Such modifications would entail a complete re-working of the college's wiring structure and the installation of advanced technology in all classrooms and many of the laboratories. In addition, developments in the area of matriculation necessitate that more space be provided for admissions and part-time faculty, and more flexible work areas be provided for classified staff. A high priority for the campus is barrier removal for the physically disabled. Additional objectives of the LRDP are to make as efficient a use as possible of the limited physical space available within the West Valley College campus grounds in order to better support and implement the educational mission of the District and the College, and to avoid cost-prohibitive building renovations where demolition and replacement would be more cost-effective means of providing adequate modern educational facilities.

3.3 TECHNICAL PROJECT DESCRIPTION

3.3.1 Student Enrollments

Student enrollment data collected by the California Department of Finance includes actual enrollments (1973 to 2002) and forecasted enrollments for the West Valley–Mission Community College District (WVMCCD). Past enrollment data indicate that actual enrollments over the past 30 years have varied from a low of 15,539 students in 1973 to a high of 31,270 students in 1989. Enrollments at West Valley College comprise approximately 53% of District enrollments.

In 2003, the Department of Finance forecasted District enrollments to be 23,958 in 2003 and 19,661 in 2004.¹ However, information obtained from the Selected Statistics Report compiled by the State Chancellor's Office indicates that actual District enrollment in the 2003 fall semester was 25,924,² approximately 8% higher than the Department of Finance's forecasted 2003 enrollment. Applying the same *instructional capacity:actual enrollment* ratio of 10.24 (used by the Department of Finance to estimate the District's 2004 enrollment) to the actual 2003 enrollment, 2004 enrollments are estimated to reach 27,766,² which is 41% higher than the Department of Finance's forecasted 2004 enrollment. Actual student enrollments in 2003 and forecasted enrollments for 2004 are clearly higher than the State's forecasted 2003 and 2004 enrollments.

3.3.2 Campus Space Needs

Projected Instructional Capacity Needs

The Facilities Plan, California Department of Finance, and State Chancellor's Office use student enrollments to forecast instructional capacity needs. Instructional capacity is measured in terms of "Weekly Student Contact Hours" (WSCH). In 2000, the State Chancellor's Office estimated that student enrollments will increase modestly at 2.5% annually over the next ten years, and the demand on instructional capacity would increase by approximately 22,000 WSCH at West Valley College between 2000 and 2010 (from 136,944 to 158,947 WSCH). The Facilities Plan indicates that forecasted increase in WSCH of 16% would indicate the need for approximately 35,101 assignable square feet (ASF) by 2010.

When actual instructional capacity during 2003 fall semester (260,753 WSCH) is compared to actual 2000 WSCH (227,720), the instructional capacity demand increased by 33,033 WSCH for the District

¹ Fax transmittal dated June 30, 2004 from Ian Abell, Former Director of Facilities Planning & Operations, WVMCCD, to Fritz Geier regarding State Department of Finance enrollment projections and split between the colleges.

² Email communication dated December 14, 2004 from Bud Allen, CCS Group, to Fritz Geier regarding West Valley-Mission Community College District Enrollment Statistics.

between 2000 and 2003. Since the District divided the total WSCH 60:40 between West Valley College and Mission College in 2000, it is estimated that instructional capacity demand has increased by approximately 20,000 WSCH at West Valley College. Applying the same *instructional capacity:actual enrollment* ratio of 10.24 (used by the Department of Finance to estimate the District's 2004 WSCH) to the actual 2003 WSCH, the District's 2004 WSCH demand is estimated to reach 284,325 WSCH,³ which is 41% higher than the Department of Finance's forecasted 2004 WSCH of 201,329. When the revised WSCH estimate for 2004 (151,000 to 171,000 for West Valley College, depending on how the total is divided between the two colleges) is compared to the Facilities Plan's projected WSCH for 2010 (158,947 for West Valley College), it appears that the 2004 instructional capacity need is approaching or has already met the Facilities Plan's forecasted 2010 need (based on actual enrollments).

When the projected annual growth rate of 2% in student enrollments is applied,⁴ the projected instructional capacity need by 2015 could reach 353,500 WSCH for the District or 187,000 WSCH for West Valley College. This would represent an increase of 50,000 WSCH between 2000 and 2015 for West Valley College, which would indicate the need for approximately 80,000 ASF (based on the same WSCH:ASF ratio applied in the Facilities Plan).

Projected Space Needs

The LRDP outlines a number of demolition, interior remodeling, renovation, expansion, and new construction projects, most of which were included in the Facilities Plan. The LRDP would be implemented over a ten-year period (2005 to 2015). These projects would result in the addition of approximately 75,500 ASF. Demolition of four temporary structures (10,300 ASF) and Carlson House (1,600 ASF) would result in a net addition of approximately 63,600 ASF. Project implementation would increase total permanent space on campus from approximately 347,000 ASF to 410,600 ASF. New building areas would total approximately 94,500 gross square feet (GSF).

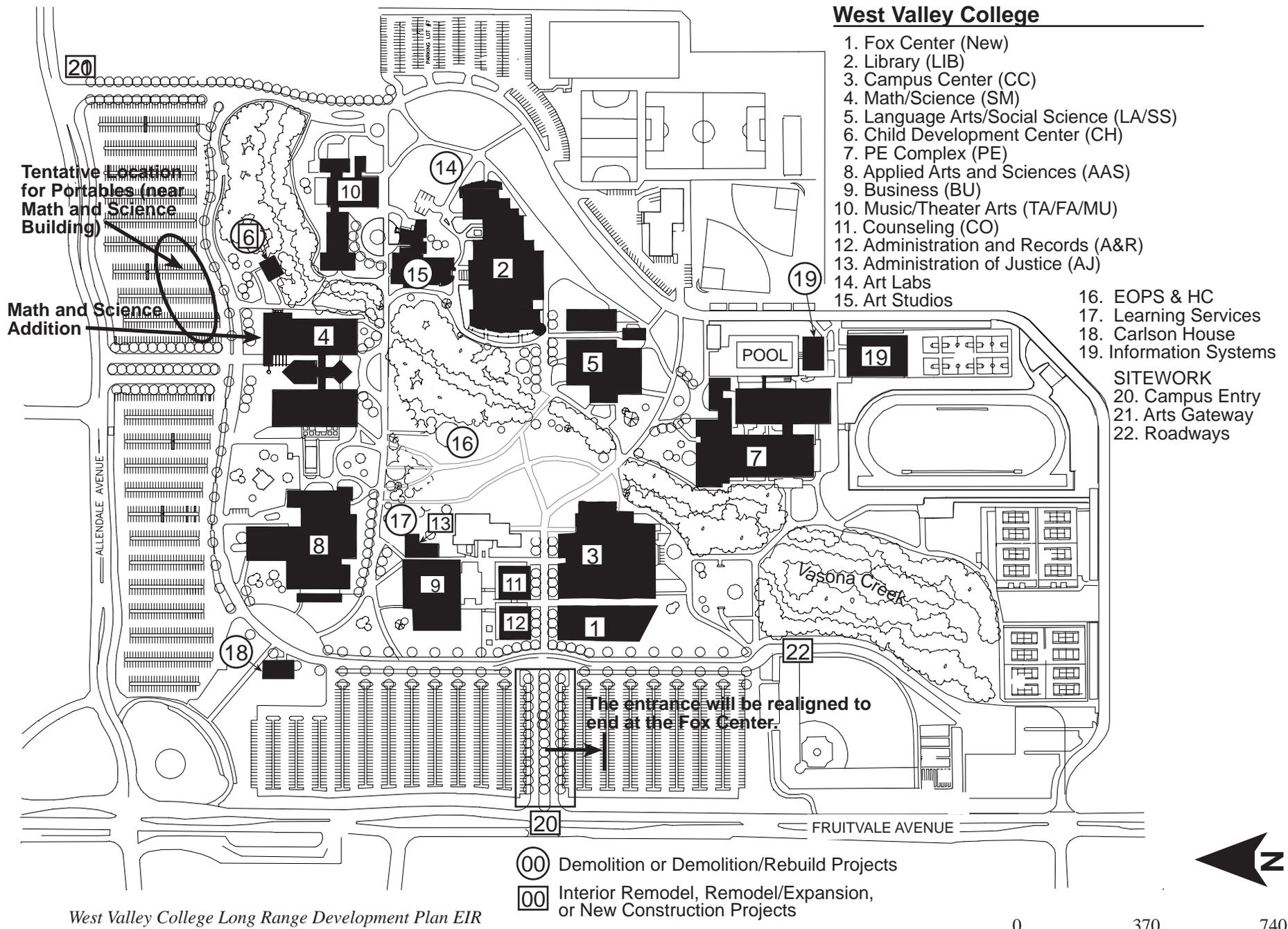
3.3.3 Campus Land Use

All proposed facilities would be developed within the existing campus boundaries and locations of planned improvements are indicated in Figure 3-3, the proposed 2015 Long Range Development Plan. Plan implementation would involve the following activities:

- Maintenance projects including maintenance, repair and/or replacement of various building exterior/interior finishes and utility systems;

³ Email communication dated December 14, 2004 from Bud Allen, CCS Group, to Fritz Geier regarding West Valley-Mission Community College District Enrollment Statistics.

⁴ Telephone communication on December 15, 2004 with Bud Allen, CCS Group, regarding annual growth rate of student enrollments between 2004 and 2015.



- Demolition of six temporary structures and two permanent structures, replacement of two temporary structures with larger buildings (with one relocated to an adjacent area), and replacement of two temporary structures and one permanent structure with new buildings of equal size;
- Interior remodeling of eight existing buildings (no building expansion);
- Renovation and/or expansion of four existing buildings;
- Construction of one new building;
- Reconfiguration and consolidation of six existing campus accesses to four locations on Fruitvale and Allendale avenues; and
- Realignment of existing campus roadways and walkways to improve on-site circulation.

A detailed list of planned projects, existing and proposed assignable space by project, and construction schedules are included in Table 3-1. These projects have been classified into four types of development projects. Project categories and each project are described briefly below:

Maintenance Projects

Maintenance projects for all permanent structures would be implemented at the same time that more extensive “interior remodeling” and “modification/conversion” projects occur. These projects involve:

- Exterior Materials Maintenance and Repair
- Interior Finishes Upgrade and Replacement
- Utility Systems Maintenance and Replacement (including network, telephone, electrical distribution, security system, energy management system, clock system, and installation of a fire protection water main)

Demolition Projects

The Facilities Plan indicates that all temporary structures would be demolished since many of these are over 25 years old. Uses within most of these structures would be relocated to modified, existing permanent buildings. Although the Facilities Plan identifies temporary structures to be demolished, it is now anticipated that two temporary buildings (Police and Warehouse and Facilities Annex) would be retained and remain in service, as indicated in the LRDP. Other temporary structures would be demolished but rebuilt as permanent structures. Temporary structures and their anticipated use as well as permanent structures to be demolished are listed as follows:

**Table 3-1
List of Planned Projects**

Project Number*	Proposed Facilities Projects	Tasks	Existing ASF	Additional ASF	Estimated GSF	Construction Schedule
Maintenance Projects						
NA	Maintenance: Exterior Materials Maintenance and Repair	Identify/replace damaged exterior walls; replace roof systems; test for exterior asbestos and replace as necessary.		0		Schedule Linked to Projects Listed Below
NA	Maintenance: Interior Finishes Upgrade and Replacement	Replace/upgrade interior finishes in permanent buildings.		0		Schedule Linked to Projects Listed Below
NA	Maintenance: Utility Systems Maintenance and Replacement	Replace utility systems.		0		Schedule Linked to Projects Listed Below
Demolition Projects						
18	Carlson House	Demolish	1,620	-1,620	-1,800	Not Scheduled
6	Child Care Center (CH, Building 8)	Demolish and rebuild.	2,152	-2,152	-2,584	July-12
16	EOPS (Building 7)	Demolish	3,365	-3,365	-4,807	July-10
17	Learning Services (LS, Building 17)	Demolish	4,821	-4,821	-6,887	July-12
Projects to be Demolished and Rebuilt or Buildings to Remain in Service						
19	Information Systems (IS, Building 11)	Demolish and rebuild.	3,739	-3,739	-5,144	August-05
14	Art Labs (AL, Building 13E)	Demolish and rebuild.	1,897	0	0	July-12
15	Art Studios (AS Building, Building 13D)	Demolish and rebuild.	9,420	0	0	July-12
16	Health Care (HC, Building 14)	Demolish and rebuild for Information & Data Center.	1,223	0	0	August-05
		Sub-total	24,465	-11,925	-16,838	

NOTES: * = See Figure 3-3 for project locations

ASF = Assignable Square Feet

GSF = Gross Square Feet

"Total Existing ASF" reflects only campus buildings subject to interior remodeling, renovation, or expansion as well as new construction.

Timing of projects that are listed as "Not Scheduled" will depend on funding availability.

Table 3-1 (Cont'd)
List of Planned Projects

Project Number*	Proposed Facilities Projects	Tasks	Existing ASF	Additional ASF	Estimated GSF	Construction Schedule
<i>Interior Remodeling Projects</i>						
13	Interior Remodeling: Renovate Administration of Justice Building (AJ, Building 2)	Modify interior to meet current requirements; remodel exterior to add entry/colonnade at mall; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	3,139	0	0	July-12
12	Interior Remodeling: Renovate Admissions & Records Building (A&R, Building 3)	Modify interior to meet current requirements; remodel exterior to add entry/colonnade at mall; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	7,185	0	0	July-12
9	Interior Remodeling: Remodel Business Building/Computer Rooms (BU/CR, Building 4)	Enclose existing open corridors & courtyards; modify existing classrooms to meet current instructional requirements; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	17,370	0	0	July-12
11	Interior Remodeling: Renovate Student Counseling Building (CO, Building 9)	Modify interior to meet current requirements; remodel exterior to add entry/colonnade at mall; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	6,000	0	0	July-12
8	Interior Remodeling: Renovate Applied Arts & Sciences Building (AAS/CS/TC, Building 10)	Modify existing classrooms to meet current instructional requirements (remodel for studios/smart classrooms); provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	38,632	0	0	July-09
10	Interior Remodeling: Renovate Music/Theater Arts Buildings (TA, Buildings 13A, 13B; MU, Building 13C)	Improve music practice rooms & orchestra room; add studio for electronic music; improve theater; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	41,712	0	0	July-12

Table 3-1 (Cont'd)
List of Planned Projects

Project Number*	Proposed Facilities Projects	Tasks	Existing ASF	Additional ASF	Estimated GSF	Construction Schedule
Interior Remodeling Projects (Cont'd)						
5	Interior Remodeling: Remodel Language Arts/Social Sciences Building (LA/SS, Building 15)	Remodel existing classroom areas for computer-based instruction; construct new offices, computer laboratories and smart classrooms in the area vacated by photo labs; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	28,025	0	0	July-10
7	Interior Remodeling: Remodel & Expand P.E. Complex (PE, Building 18)	Renovate swimming pool & equipment; provide disabled access to pool; renovate and expand sports medicine; relocate dance studio to Performing Arts Studio under Project #2; renovate/expand laboratories for weight, aerobics, and martial arts; renovate dressing rooms & showers; improve irrigation & drainage for training fields; expand storage; resurface running track. Provide additional space for faculty offices.	58,050	4,000	6,000	Pool Renovation: August-05 Project Remainder: July-10
	Interior Remodeling: Warehouse and Facilities (W&F, Building 21)	Provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace lighting, & mechanical (HVAC) systems.	12,754	0	0	July-10
Renovation & Expansion Projects and New Construction Projects						
3	Renovation/Expansion: Remodel & Expand the Campus Center (CC/BKS/PD, Building 6)	Upgrade offices, retail & food service facilities (interior remodel); create meeting rooms/workshops in remodeled area; build Student Services Addition for relocation & consolidation of student services from temporary buildings; gateway improvements. Space may be added as a second story and restroom addition may be demolished to help accommodate expansion.	28,120	15,750	22,500	July-10
1	New Construction: Construct Fox Center (New Building)	Build centralized shared facility for college programs & campus activities (library, lecture, laboratory); provide high technology space for vital programs and enrollment growth (smart classrooms, specialized computer center, server/network center); create technology & information services (open computer laboratory, specialized computer labs, teleconferencing studio, smart classrooms, & server/network center) accessible 7 days/week.	0	20,800	32,000	August-06

Table 3-1 (Cont'd)
List of Planned Projects

Project Number*	Proposed Facilities Projects	Tasks	Existing ASF	Additional ASF	Estimated GSF	Construction Schedule
<i>Renovation & Expansion Projects and New Construction Projects (Cont'd)</i>						
2	Renovation/Expansion: Remodel & Expand Library/Television (LIB/TV/TU, Building 16)	Expand library/media (AV); in remodeled space, provide for performing arts studios, fine arts studio, photography laboratories, digital art and photography computer labs, and art gallery; provide landscaping to create an East Gateway.	40,285	12,845	15,350	July-12
4	Renovation/Expansion: Remodel & Expand Math/Science Building (M/S, Building 20)	Build new science laboratory wing to improve life safety conditions and instructional capacity; renovate existing vacated lab and support space to meet contemporary standards in remodeled area; remodel existing areas for new computer laboratories and smart classrooms; gateway improvements.	37,509	6,054	9,700	August-06
6	New Construction: Construct Child Development Center (Replace Demolished Building)	Replace existing temporary building; locate for improved access and proximity to associated programs.	0	7,840	11,200	July-12
19	New Construction: Construct Information Systems Building (Replace Demolished Building)	Replace existing temporary building but relocate to an area currently occupied by sand volleyball courts. Emergency generator to remain at current location.	0	12,000	19,000	August-05
20	New Construction: Realign Campus Entries at Allendale and Fruitvale	Reconfigure to provide direct alignment with proposed Fox Center; provide landscaping, lighting, and signage at gateways.	0	0	0	July-10
21	New Construction: Develop New Vehicle Access to Theater Arts Area	Provide direct connection to Arts area; provide landscaping, lighting, and signage.	0	0	0	Not Scheduled
22	New Construction: Reconfigure/Consolidate Campus Roadways	Reconfigure for alignment with proposed gateways; extend to connect Parking Lots 5 and 6; reconfigure Parking Lots 3 and 4 for Transit Connection; provide landscaping, lighting, and signage; restore former paved areas with landscape materials.	0	0	0	July-10
			Existing ASF	Added ASF	Added GSF	
			TOTAL ASF AND GSF	347,018	63,592	94,528

- Carlson House – to be demolished
- Child Care Lab (CH Building) – to be demolished and rebuilt with larger building at same location
- EOPS – to be demolished
- Information Systems (IS Building) – to be demolished and rebuilt with larger building on the adjacent area to the south
- Art Labs (AL Building) – to be demolished and rebuilt (same size)
- Art Studios (AS Building) – to be demolished and rebuilt (same size)
- Health Care (HC Building) – to be demolished and rebuilt (same size)
- Learning Services (LS Building) – to be demolished

Interior Remodeling Projects

Interior remodeling would be required for all remaining structures on campus. Different from the more extensive efforts necessary to convert buildings to new programmatic requirements under the next project category below, construction activities in this category include classroom modification, smart class construction, disabled access improvements, mechanical systems replacement, fire sprinkler replacement, lighting and power upgrades, and enhanced data and telecommunications capability. Buildings in this category include:

- Administration of Justice (AJ Building)
- Admissions and Records (A&R Building)
- Business Education/Computer Rooms (BU/CR Building)
- Student Counseling (CO Building)
- Applied Arts and Sciences (AAS/CS/TC Building)
- Theater Arts (TA Building)
- Music (MU Building)
- Language Arts/Social Sciences (LA/SS Building)
- Physical Education (P.E. Building)
- Library/Television Remodel (LIB/TV/TU Building)
- Math and Science Remodel (M/S Building)
- Warehouse and Facilities (W&F Building)

Renovation, Expansion, and New Construction Projects

Renovation and expansion projects could include activities described in the above category, but also could include significant external modifications. These improvements would be necessary to change a building's role on campus or greatly expand its capabilities. Conversion/modification projects would consolidate services or related activities, address compelling life safety concerns, provide permanent facilities for projects in the preceding categories, or relieve internal congestion. Buildings in this category include:

- Campus Center (CC/BKS/PD Building)
- Library/Television Addition (LIB/TV/TU Building)
- Math and Science Addition (M/S Building)

No space is currently available on campus or in the vicinity to house programs and services temporarily displaced by remodeling or conversion projects. No potential leased facilities exist in the immediate area. Consequently, development of surge space, or construction of new facilities is required prior to undertaking any of the activities described in the categories above. New construction would be required to consolidate activities, address program area and life safety deficiencies, and provide permanent facilities for all programs and services. Potential buildings in this category include:

- Fox Center
- Student Services Addition (Student Services Mall) to Campus Center (CC/BKS/PD Building)
- Science Building Laboratory Addition (M/S Building)

There are two buildings that also would be constructed, but they would replace the existing Child Care Center and Information Systems Building. The replacement buildings would be larger in size than the buildings being demolished and they are:

- Child Development Center (Replacement Building)
- Information Systems (Replacement Building)

In addition, the Information Systems Building would be relocated to the adjacent area to the south, which is currently developed with sand volleyball courts.

Surge Space

Approximately 15,000 square feet of surge space would be needed to accommodate uses affected by proposed building remodeling, renovation/expansion projects. In particular, the renovation/remodel and addition at the Math and Science Building would require relocation of labs, classrooms, and offices during this Surge space would need to be provided between approximately 2006 and 2012 and would be provided by the leasing of classroom/lab portables. Approximately 16 classroom and lab portables (a typical portable has 960 square feet of space) would be located in the parking lot located directly north of the Math and Science Building (see Figure 3-3 for approximately location).

3.3.4 Campus Access

Sitework/Infrastructure Projects

The Plan identifies the campus landscape as an important contributor to education, and also reflects community priorities to preserve and protect the grounds. Projects in this category include:

- Realign Campus Entries at Allendale and Fruitvale
- Develop New Vehicle Access to Theater Arts Area
- Reconfigure/Consolidate Campus Roadways

In addition to these projects, landscape and sitework (including walkway reconfiguration) would be included as part of the Fox Center, Campus Center, M/S Building, and P.E. Complex projects.

3.3.5 Construction Schedule

Construction of planned projects under the LRDP would occur through at least 2012, varying in intensity and location during the next seven years. Table 3-1 indicates the anticipated construction schedule for planned projects. Although the timing of projects will ultimately be determined by the availability of funding, it is anticipated that construction of the Information Systems Building, renovation of the pool, and sitework associated with campus access (campus entries, campus roadways/walkways) would occur in late 2005. These projects would be followed in 2006 by construction of the Fox Center and remodeling/expansion of the Math and Science Building. In 2009, planned renovation of the Applied Arts and Sciences Building would begin. Interior remodeling of the Language Arts/Social Sciences Building, P.E. Complex, and Warehouse and Facilities Building and expansion of the Campus Center are scheduled to occur during 2010. All remaining demolition, interior remodeling projects, library expansion, and construction of a new Child Development Center are scheduled for 2012 or after. Planned maintenance projects would occur when remodeling, renovation, or expansion of a particular existing building occurs. Demolition of Carlson House has not been scheduled.

3.4 REQUIRED PERMITS AND APPROVALS

The following planning and regulatory agencies could have permit or review authority over the proposed project and would be considered responsible agencies:

3.4.1 Federal Permits/Review Authority

U.S. Army Corps of Engineers, San Francisco District. All proposed discharges of dredged or fill material into waters of the United States must be authorized by the Corps of Engineers pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344). Waters of the United States generally include tidal waters, lakes, ponds, rivers, streams (including intermittent streams), and wetlands. Any campus projects that could potentially affect the creek would be within Corps jurisdiction and a permit may be required. More discussion is provided in Chapter 4, Section 4.3.2, *Regulatory Overview and Conformance with Local Plans and Policies*.

3.4.2 State Permits/Review Authority

State Chancellor's Office. The State Chancellor's Office reviews and approves campus improvements through its review and approval of the College's Five-Year Capital Improvement Plan. The Office approved this plan on January 14, 2005. No other approvals will be required to Plan implementation.

California Department of Fish and Game (CDFG). Under California Fish and Game Code Section 1602, the CDFG has the authority to regulate work that would substantially divert, obstruct, or change the natural flow of a river, stream, or lake; substantially change the bed, channel, or bank of a river, stream, or lake; or use material from a streambed. Vasona Creek and riparian woodland beyond the tops of bank are expected to fall under the jurisdiction of the CDFG. Prior to undertaking any activity that would directly or indirectly impact Vasona Creek, a Streambed Alteration Permit must be obtained from CDFG. More discussion is provided in Chapter 4, Section 4.3.2, *Regulatory Overview and Conformance with Local Plans and Policies*.

3.4.3 Regional or County Permits/Review Authority

Bay Area Air Quality Management District - Demolition Permit. Demolition activity could result in short-term exposure of people to hazardous materials and such activity will require a permit from the BAAQMD.

Regional Water Quality Control Board – NPDES Permit. Vasona Creek and riparian woodland beyond the tops of bank are expected to fall under the jurisdiction of the RWQCB. Impacts on habitats associated with the creeks would be subject to review by the RWQCB. In addition, if groundwater is encountered during any construction projects and requires discharge during dewatering, the District will be subject to regulations of the RWQCB. Since the West Valley Sanitation District does not allow discharge of groundwater to the sanitary sewer, it is likely that this water would need to be discharged to a storm sewer or creek, and this would require an NPDES permit. More discussion is provided in Chapter 4, Section 4.3.2, *Biological Resources Regulatory Overview and Conformance with Local Plans and Policies*, Section 4.4, *Hazards and Hazardous Materials*, Mitigation Measure 4.4-1d, and Section 5.1, *Hydrology and Water Quality*, Mitigation Measure 5.1-4.

Santa Clara County Water District. The Santa Clara Valley Water District (SCVWD) has jurisdiction over all watercourses in Santa Clara County. Pursuant to SCVWD Ordinance 83-2 Section 6.2, a permit from SCVWD is required for any actions affecting the District's jurisdictional floodways. Based on the review of the LRDP's project components, it is unlikely that West Valley College facilities improvements will require a permit from the SCVWD. However, the WVMCCD will submit individual project plans to the SCVWD for review and comment during the planning phases of each project.

Saratoga Fire District. The Fire District has authority to review and approve development plans for each project. The District reviews projects for site access and water supply to ensure that projects comply with District requirements for fire flows, road widths, and hydrant spacing/location.

West Valley Sanitation District - Demolition Permit. Since the West Valley Sanitation District provides sanitary sewer service to the college, a permit is required for any demolition projects.

3.4.4 Local Permits/Review Authority

City of Saratoga–Permits. The District will need to comply with the City of Saratoga’s Zoning Ordinance for non-classroom facilities improvements. The District may exempt itself from adhering to the City’s zoning requirements for classroom facilities. A detailed discussion of this issue is presented in the Land Use section (Section 4.1) of this EIR. However, it should be noted that the District has indicated its intention to cooperate with the City in the attainment of shared objectives and goals in the provision of high-quality educational facilities for the community.

3.5 RELATED PROJECTS

CEQA Guidelines Section 15130(b)(1)(A) requires an EIR to discuss cumulative impacts resulting from the proposed project in combination with “past, present, and probable future projects.” Probable future projects are defined as those projects "requiring an agency approval for an application which has been received at the time the notice of preparation is released..." According to City of Saratoga, there are no approved or planned projects in the area that would significantly affect the proposed project.⁵ Since there are no specific projects in Saratoga that could contribute to cumulative impacts, the City indicated that applications of an annual growth factor of 1% to account for any future projects in the City would be an acceptable approach. The EIR traffic impact analysis includes a background annual growth rate of 1% to account for any currently unforeseeable, future development projects in Saratoga. This assumed increase is reflected in the traffic impact scenario identified as “Future Baseline” or “2015 No Project Conditions”. Potential cumulative impacts that could result from implementation of the LRDP in conjunction with this potential future background growth would relate primarily to increases in traffic on local roadways and associated noise and air emissions. Such cumulative impacts are discussed under these topics in Chapter 4 as well as in Chapter 5, under *Cumulative Impacts*.

⁵ Letter communication dated February 2, 2005 from D. Sohrab Rashid, P.E., City of Saratoga Contract Traffic Engineer regarding cumulative project assumptions for the West Valley College Long Range Comprehensive Master Plan EIR traffic analysis.