

## 2.0 PROJECT DESCRIPTION

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### OVERVIEW

The Compton Unified School District (CUSD or District) is proposing to reconstruct the Compton High School (CHS) campus, which would consist of (1) the demolition of all existing buildings, facilities, and athletic fields; (2) the construction of new, modern buildings, facilities, and athletic fields with a design that supports a free-flowing campus (proposed Project); and (3) relocation of the District's Facilities Department and Pupil Services, Enrollment Center, and Special Education offices.

While the District has maintained and renovated the buildings and facilities throughout the years, none of the buildings meets current requirements as set forth by the California Department of Education (CDE) for high school campuses, and some of the buildings are in need of structural and seismic upgrades. Implementation of the proposed Project would provide the District with the range of updated and modern school facilities for CHS to meet current standards and the immediate and long-term educational needs of the community.

The District has prepared this Draft Environmental Impact Report (EIR; State Clearinghouse Number 2017111002) to comply with the requirements of the California Environmental Quality Act (CEQA). As stated in Section 15124 of the CEQA Guidelines, an EIR must include a project description that describes the location and boundaries of the project; a statement of the project objectives sought; a general description of the project's characteristics; and a brief description of the intended uses of the EIR.

### PROJECT LOCATION

The proposed Project is located on an approximately 42-acre site within the City of Compton (City), consisting of the existing CHS campus, other District facilities, and acquisition area (Project Site).

As shown in **Figure 2.0-1: Regional Location Map**, the Project Site is within the central portion of the City, approximately 1 mile north of State Route 91 (SR 91), 2 miles west of Interstate 710 (I-710), 3 miles east of Interstate 110 (I-110), and 2.5 miles south of Interstate 105 (I-105).

As shown in **Figure 2.0-2: Project Location Map**, the Project Site is generally bound by W. Myrrh Street to the north, S. Acacia Avenue to the east, W. Alondra Boulevard to the south, and Compton Creek to the west. The private street S. Oleander Avenue bisects the Project Site, connecting to W. Myrrh Street on the north and W. Alondra Boulevard on the south.

As shown in **Table 2.0-1: Project Site Area Summary**, the approximately 42-acre Project Site includes the existing CHS campus (Assessor's Identification Numbers [AINs] 6160-005-901 and 6161-020-900), totaling

approximately 40-acres in size, and the acquisition area and associated public right-of-way dedications along W. Cocoa Street and S. Oleander Avenue along the southeast (AINs 6160-006-001, -002, -003, -004, -005, -006, -007, -008, -009, and -010), totaling approximately 2 acres in size.

**Table 2.0-1  
Project Site Area Summary**

Project Site Component	Address	AIN	Area (acres)
<b>Existing CHS Campus<sup>a</sup></b>	601 S. Acacia Avenue	6161-020-900	25.0
		6160-005-901	15.0
<b>Acquisition Area Parcels</b>	339 W. Alondra Boulevard	6160-006-001	0.18
	333 W. Alondra Boulevard	6160-006-002	0.19
	329 W. Alondra Boulevard	6160-006-003	0.10
	325 W. Alondra Boulevard	6160-006-004	0.10
	321 W. Alondra Boulevard	6160-006-005	0.11
	317 W. Alondra Boulevard	6160-006-006	0.11
	313 W. Alondra Boulevard	6160-006-007	0.11
	309 W. Alondra Boulevard	6160-006-008	0.12
	305 W. Alondra Boulevard	6160-006-009	0.12
	301 W. Alondra Boulevard	6160-006-010	0.12
<b>Streets and Public Right-of-Way Vacations</b>	W. Cocoa Street (west of Acacia Avenue)	—	0.65
	S. Oleander Avenue (north of Alondra Boulevard)	—	0.24
<b>Total Project Site Area</b>			<b>42.15</b>

Source: Los Angeles County Office of the Assessor, Property Assessment Information System.

Note: AIN = Assessor's Identification Number.

<sup>a</sup> The Existing CHS campus also includes the District's Facilities Department and the Pupil Services, Enrollment Center, and Special Education offices.

## PROJECT OBJECTIVES

The District, as the Lead Agency has identified the following Project objectives:

- Reconstruct the existing Compton High School (CHS) campus to meet current California Department of Education (CDE) and Division of the State Architect (DSA) design standards and building codes, including those related to structural integrity and seismic safety.
- Create a modern, cohesive high school campus that utilizes a state-of-the-art design to support a free-flowing campus with flexible spaces for learning and modern technologies.
- Minimize ongoing and repeated maintenance costs.
- Utilize the existing campus location.







SOURCE: Google Earth - 2017

FIGURE 2.0-2

- Accommodate student and faculty needs by providing classrooms and amenities that adequately support Career and Technical Education (CTE) space and programs and Next Generation Learning.
- Improve campus safety and security.
- Improve pickup/drop-off traffic/queuing to minimize off-campus traffic and provide facilities for a broad set of mobility components (bikes, pedestrians, other).
- Create a link between the CHS campus and the community by providing joint access to athletic and performing arts facilities and public service organizations.
- Relocate the District's Facilities Department and Pupil Services, Enrollment Center, and Special Education offices.
- Provide adequate athletic facilities that are capable of hosting effective California Interscholastic Federation (CIF) programs and competitions.

These objectives are consistent with the District's goals to (1) promote a safe and healthy environment in every school; (2) provide equal education for every child; (3) ensure that every child has access to technological opportunities; and (4) maintain facilities, and plan and promote capital improvements.<sup>1</sup>

## PROJECT SITE AND EXISTING FACILITIES

As previously described, the Project Site consists of the following components: 1) the existing CHS campus; 2) the District's Facilities Department and Pupil Services, Enrollment Center, and Special Education offices; and 3) the ten additional parcels to the southeast. An illustration of the existing uses on the Project Site is provided in **Figure 2.0-3: Existing Project Site Uses**. **Table 2.0-2: Existing Project Site Uses**, provides a breakdown of the total square footages of each of these existing uses comprising the Project Site.

The existing CHS campus also includes a football field and related facilities; a 400-meter track field; tennis courts; baseball and softball fields; other outdoor multipurpose fields; and gathering areas. These recreational and outdoor facilities total approximately 614,450 square feet in existing area.

Primary vehicle access to the existing CHS campus is provided by two surface parking lots along S. Acacia Avenue and W. Myrrh Street to the east and north, respectively. The east parking lot along S. Acacia Avenue contains 102 spaces for a total area of approximately 60,700 square feet, and the north parking lot along W. Myrrh Street contains 88 spaces for a total area of approximately 56,400 square feet.

The existing CHS campus is currently secured by fencing both within and around the entire campus. The existing CHS campus is also primarily dominated by hardscape, such as concrete and asphalt. Existing

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1 Compton Unified School District, "About Us," accessed December 2017, [http://www.compton.k12.ca.us/apps/pages/index.jsp?uREC\\_ID=704521&type=d&pREC\\_ID=1136145](http://www.compton.k12.ca.us/apps/pages/index.jsp?uREC_ID=704521&type=d&pREC_ID=1136145).

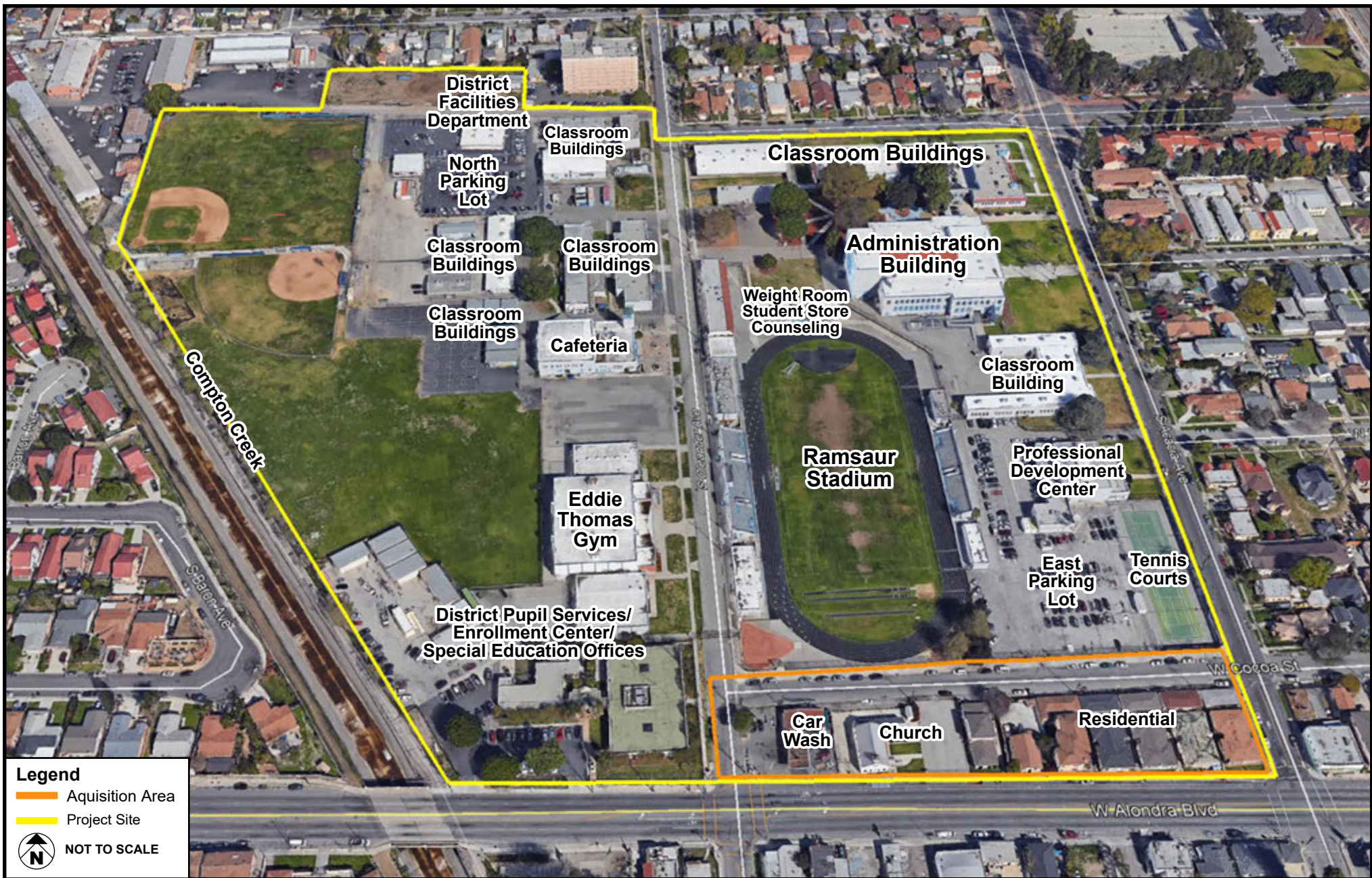
landscaping on the CHS campus consists of singular or limited small groupings of ornamental trees, with turf for athletic or ornamental (non-functional) purposes.

**Table 2.0-2  
Existing Project Site Uses**

<b>Project Component</b>	<b>Current Use</b>	<b>Approximate Size (sf)</b>	
<b>Compton High School Campus Facilities</b>	<b><i>Educational/Administrative Facilities</i></b>		
	Classroom buildings	109,600	
	Cafeteria	13,815	
	Professional development center	11,190	
	Weight room/Student store/Counseling office	5,340	
	Administration building	93,000	
	<b>Total</b>		<b>232,945</b>
	<b><i>Recreational and Outdoor Facilities</i></b>		
	Eddie Thomas Gym (1,600 seats)/Male and female locker rooms	65,750	
	Ramsaur Stadium, athletic field, and related facilities		
	<i>Athletic Field (2,500 seats)</i>	141,000	
	<i>Related facilities (bleachers, snack bar)</i>	13,600	
	Baseball/Softball fields	351,000	
	Basketball courts	26,400	
	Tennis courts	16,700	
	<b>Total</b>		<b>614,450</b>
	<b><i>Parking Facilities</i></b>		
	North parking lot (88 spaces)	56,400	
	East parking lot (102 spaces)	60,700	
<b>Total</b>		<b>117,100</b>	
<b>Total Existing CHS Campus Facilities</b>		<b>964,495</b>	
<b>District Facilities (Not Affiliated with the CHS Campus)</b>	Facilities Department buildings	7,530	
	Pupil Services/Enrollment Center/Special Education offices	27,165	
	Southwest parking lot (80 spaces)	44,000	
	<b>Total Existing District Facilities</b>		<b>78,695</b>
<b>Acquisition Area</b>	Commercial car wash	1,056	
	Church	2,752	
	Single- and multifamily residential buildings	16,495	
	<b>Total Existing Acquisition Area Uses</b>		<b>20,303</b>
Total Existing Building Area		367,293	
Total Existing CHS Campus Building Area		312,695	
Total Existing Other Building Area		54,998	
Total Existing Nonstructural Area		696,200	
<b>Total Existing Project Site Uses</b>		<b>1,063,493</b>	

Note: sf = square feet.





SOURCE: Google Earth - 2017; Compton Unified School District - 2018

FIGURE 2.0-3

A description of the existing uses and facilities associated with each of these components is provided as follows.

## Existing CHS Campus

The existing CHS campus, located at 601 S. Acacia Avenue, is one of four high schools in the District. The existing CHS campus comprises various permanent and portable buildings that include the following: classrooms; a student store; a staff lounge; a counseling office; a professional development center; offices; a library; a cafeteria; a gym with male and female locker rooms; a student processing center; a college and career center; a truancy center and teen court; a freshman academy resource center; reading labs; and an administrative building with administrative offices, a family resource center, a testing center, and a 1,664-seat auditorium. These education and administrative facilities total approximately 232,945 square feet in existing building area.

The existing CHS campus's regular bell schedule is Monday through Friday from 8:00 AM to 2:45 PM. Students primarily travel to and from the campus via means of walking, biking, skateboarding, and private vehicle pickup and drop-off. Pedestrian access to the Project Site is currently provided via gates and school doors located on S. Acacia Avenue and via gates on W. Myrrh Street during the morning arrival and afternoon dismissal times. Sidewalks along S. Acacia Avenue and W. Myrrh Street provide circulation options and connectivity to adjacent uses. The gates providing access to the campus remain locked at all other times. Currently three school buses provide pick-up and drop-off operations to the existing CHS campus. Students arriving by school buses are dropped off in the morning and picked up in the afternoons along W. Myrrh Street and S. Acacia Avenue and obtain access to the campus via the gates on W. Myrrh Street and S. Acacia Avenue.

In regard to the uses of the existing recreational and outdoor facilities, the CHS campus historically hosts the following events:

- Boys' and girls' soccer games from the mid-November through December months, with games occurring from 3:00 PM to 5:00 PM;
- Approximately 4 home football games from the August to November months, with games occurring from 5:00 PM to 7:30 PM. Some home games start at 7:00 PM and end by approximately 9:30 PM, with games ending no later than 10:00 PM. The CHS athletic facilities are currently available for use by non-CHS-campus-affiliated community groups. The only community group that currently utilizes the existing CHS athletic facilities is a recreational football league, which currently uses the football field during the same football season months.

The existing 1,664-seat auditorium, located within the administrative building along S. Acacia Avenue, currently accommodates a range of school events, including student assemblies, award ceremonies,



movie nights, yoga classes, staff meetings, union meetings, parent night meetings, school-related performances, and special events, such as graduation and community theatrical and musical events, as well as other related uses.

## Other District Uses

The Project Site contains several District facilities and buildings not affiliated with the CHS campus, including the Pupil Services, Enrollment Center, and Special Education offices along the southwestern portion of the site north of W. Alondra Boulevard; and the District's Facilities Department to the north within the north parking lot. It should be noted that the existing facilities housing the District Facilities Department also include the District's Maintenance and Operations Department and food and nutrition warehouse (cold and dry storage).

The District's Pupil Services, Enrollment Center, and Special Education offices comprise several portable and permanent facilities, totaling approximately 27,165 square feet of existing uses. Approximately 30–40 District staff members occupy these existing District facilities on varying days of the week.

The District's Facilities Department is located in two portable buildings set in the north parking lot comprising a total of approximately 7,530 square feet of existing uses. Approximately 50 District staff members occupy these existing District facilities on varying days of the week.

Primary vehicle access to the District's Facilities Department is provided via the northern parking lot along W. Myrrh Street, which also serves the CHS campus. Primary vehicle access to the District's Pupil Services, Enrollment Center, and Special Education offices is provided within a surface parking lot along W. Alondra Boulevard, which contains approximately 80 parking spaces, for a total area of approximately 44,000 square feet.

Similar to the existing CHS campus, these other District uses are currently secured by perimeter fencing. Existing landscaping within these portions of the Project Site is limited to single ornamental trees, shrubs, and groundcover.

## Acquisition Area

The Project Site also includes ten additional parcels and associated public right-of-way dedications along W. Cocoa Street and S. Oleander Avenue (acquisition area) located immediately south of the existing CHS campus. This area is proposed for acquisition by the District for use in reconstructing the CHS campus. As shown in **Figure 2.0-3**, the acquisition area is bound by W. Cocoa Street on the north, S. Oleander Street on the west, W. Alondra Boulevard on the south, and S. Acacia Avenue on the east.

The acquisition area is currently developed with one single-family residence and six multifamily residential buildings (ranging between 3 and 6 units in size for a total of 25 units), a church, and a commercial car wash, for a total of approximately 20,300 square feet of existing uses. **Table 2.0-3: Acquisition Area Summary**, provides a breakdown of each of these existing uses, including address, AIN, type of use, building area, and number of residential units (if applicable). Primary access to these existing uses within the acquisition area is provided along W. Cocoa Street. The uses are secured with perimeter walls and fencing, with existing landscaping limited to singular ornamental trees, shrubs, and groundcover.

**Table 2.0-3**  
**Acquisition Area Summary**

Address	AIN	Type of Use	Building Area (sq. ft.)	Residential Units
339 W. Alondra Blvd.	6160-006-001	Car Wash	1,056	—
333 W. Alondra Blvd.	6160-006-002	Church	2,752	—
329 W. Alondra Blvd.	6160-006-003	Parking lot	—	—
325 W. Alondra Blvd.	6160-006-004	MFR	2,225	3
321 W. Alondra Blvd.	6160-006-005	SRF	726	1
317 W. Alondra Blvd.	6160-006-006	MFR	3,640	6
313 W. Alondra Blvd.	6160-006-007	MFR	2,476	4
309 W. Alondra Blvd.	6160-006-008	MFR	2,476	4
305 W. Alondra Blvd.	6160-006-009	MFR	2,476	4
301 W. Alondra Blvd.	6160-006-010	MFR	2,476	4
<b>Total</b>			<b>20,303</b>	<b>26</b>

*Source: Los Angeles County Office of the Assessor, Property Assessment Information System.*

*Notes: AIN = Assessor's Identification Number; sq. ft. = square feet; MFR = multifamily residential; SRF = single-family residential.*

## PROJECT CHARACTERISTICS

The District is proposing to reconstruct the existing CHS campus, which would consist of (1) the demolition of all existing buildings, facilities, and athletic fields; (2) the construction of new, modern buildings, facilities, and athletic fields with a design that supports a free-flowing campus; and (3) relocation of the District's Facilities Department and Pupil Services, Enrollment Center, and Special Education offices. The reconstructed campus would be able to accommodate a total of 2,500 seats. The reconstructed CHS campus is anticipated to be opened by the 2023–2024 school year.

As shown in **Figure 2.0-4: Conceptual Site Plan**, the proposed Project would involve the demolition of all existing uses on the Project Site, including the existing uses located on the 10 additional parcels along the southeastern portion of the site, and the reconstruction of the new CHS campus.

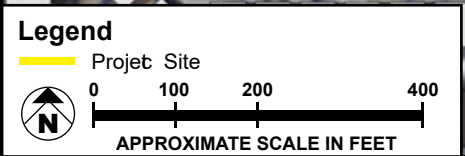
As shown in **Table 2.0-4: Project Components**, the reconstruction of the eastern portion of the Project Site would include two 3-story academic buildings consisting of approximately 151,400 square feet; an approximately 58,500-square-foot performing arts center; an approximately 58,000-square-foot gymnasium and outdoor aquatic center; approximately 1,266,800 square feet of athletic and outdoor educational facilities; and three parking lot facilities.

**Table 2.0-4  
Project Components**

<b>Proposed Use</b>	<b>Approximate Square Footage (sf)</b>
<b><i>Educational/Administrative Facilities</i></b>	
Academic buildings	151,400
Performing arts center	58,500
<b>Total</b>	<b>209,900</b>
<b><i>Recreational and Outdoor Facilities</i></b>	
Gymnasium and aquatic center	58,000
Football stadium, baseball/softball fields, soccer fields, tennis courts, and basketball courts	1,266,800
<b>Total</b>	<b>1,324,800</b>
<b><i>Parking Facilities</i></b>	
North parking lot (173 spaces)	139,610
East parking lot (142 spaces)	120,220
South parking lot (48 spaces)	33,300
<b>Total</b>	<b>293,130</b>
<i>Total Proposed Building Area</i>	<i>267,900</i>
<i>Total Proposed Nonstructural Area</i>	<i>1,559,930</i>
<b>Total</b>	<b>1,827,830</b>

*Note: sf = square feet.*





SOURCE: DLR Group – September 2017

FIGURE 2.0-4

## **Educational/Administrative Facilities**

### ***Academic Buildings***

Located along the eastern boundary of the Project Site along S. Acacia Avenue, the two 3-story academic buildings would be situated over ground-floor buildings. The academic buildings would serve as the foundation of the learning environment by providing core academic spaces, including art, science, special education, teacher collaboration, and small-group breakout areas. These educational spaces are designed as separate suites that can be linked together with moveable walls, allowing for a transparent and flexible learning environment. The academic buildings would also contain the library and independent learning center; the kitchen and dining areas; and administration and student support uses. The two academic buildings would consist of approximately 151,400 square feet of area.

### ***Performing Arts Center***

Located within the southeastern portion of the Project Site comprising the acquisition area, the proposed 2-story performing arts center, with approximately 58,500 square feet of building area, would contain approximately 1,200 seats within the main theater located on the ground floor and in balcony seating above. A lobby and gallery space would provide direct access to the main theater outside of the secured CHS campus core for public or after-school activities, as well as to concessions and ticketing. The main theater would be fully supported with an orchestra pit, scenery shop, control room, dressing rooms, and prop and costume storage spaces.

In addition to the main theater, the performing arts center would provide a dedicated home for dance, band/orchestra, chorus, and black box theater on the first level. Support spaces would include offices, practice spaces, and control and storage rooms. Digital music lab, arts career, and technical education programs would also be provided. On the second level, a full television and broadcast studio would be provided, including a television studio, video production labs, a sound stage, and control and editing rooms.

The purpose of the performing arts center is to support the educational and artistic development of the students. It is anticipated the proposed performing arts center would accommodate a wide range of uses, including special events. Similar to existing conditions, these uses can include student assemblies, award ceremonies, movie nights, yoga classes, staff meetings, union meetings, parent night meetings, school-related performances, and special events, such as graduation and community theatrical and musical events, as well as other related uses. The performing arts center may also provide a performance venue for use by various outside community organizations. While the District has not yet determined the extent of any specific events, the District is anticipating that the performing arts center would be utilized for up to 12 total events per year, 2 of which would be available for outside community events.

Should the District decide to provide access to the performing arts center for community events, these special events are anticipated to occur outside of normal school hours, on Friday evenings, or during the weekend. Scheduling and approving uses of the performing arts center would be under the ultimate authority of the District. The District would have responsibility for coordinating and scheduling day-to-day usage. The schedule for using the performing arts center would change every year as school programs expand and change, and as different community needs and events are identified. Therefore, it is speculative to forecast the precise community usage of the performing arts center.

For purposes of this EIR, a single community event has been developed for evaluation. Such an event would likely occur on a Friday or Saturday evening from 6:00 PM to 10:00 PM, and would not conflict with any school events (such as sports programs or other events). A community event would likely occupy the entire performing art facilities (all 1,200 seats). In addition, the event may require artists and supporting staff that could include as many as 100 additional persons. Patrons and others involved with the event would use parking on the CHS campus site, as well as street parking in the neighborhood.

## **Athletic and Outdoor Educational Facilities**

### ***Gymnasium***

Located along the northern boundary of the Project Site along W. Myrrh Street, the proposed 55,000-square-foot gymnasium, which would be utilized for indoor events, would consist of two distinct spaces: the competition gym on the second level and the second gym on the first level. The competition gym would feature a main court for major events and would include a press box, welcoming lobby, and ticket and concession kiosks. The competition gym would have retractable seating that would expose three practice courts to maximize the instruction and practice area.

The second gym would provide a separate space for physical education and athletic competition uses. This second gym would be located on the first level to provide easy access and adjacency to support spaces, such as the locker rooms, staff offices, storage areas, and fitness, weight, and training rooms. The gymnasium spaces would provide for a maximum of up to 2,500 seats.

### ***Aquatic Center***

The approximately 3,000-square-foot, unlit outdoor aquatic center, which would consist of a 50-meter, Olympic-size swimming pool, would be located north of the gymnasium building. The aquatic center would accommodate all high school-related competitive water polo and swimming events during both day and nighttime hours. The aquatic center would provide for a maximum of up to 400 seats.



## ***Athletic Fields***

As shown in **Figure 2.0-4**, the proposed Project also includes the development of several sports and outdoor multipurpose fields, including a baseball field along the northwest boundary softball and soccer fields along the western boundary, and basketball and tennis courts within the center of the Project Site. Historically, the CHS campus hosts boys' and girls' soccer games from the mid-November through December months, with games occurring from 3:00 PM to 5:00 PM.

The proposed Project would also involve the relocation of the lighted football stadium from the southeastern portion of the Project Site to the north, adjacent to the north parking lot. Improvements to the football stadium would include a 400-meter track, two sets of stadium bleachers, and an electronic scoreboard. Historically, the CHS campus hosts approximately 4 home football games from the August to November months, with games occurring from 5:00 PM to 7:30 PM. Some home games start at 7:00 PM and end by approximately 9:30 PM, with games ending no later than 10:00 PM.

The CHS athletic facilities would also continue to be available for use by non-CHS-campus-affiliated community groups. Subject to District approval, these community groups would be able to utilize the athletic fields after school hours. The only community group that is anticipated to utilize the CHS athletic facilities is a recreational football league that currently uses the football field during the same football season months. The football stadium would provide for a maximum of up to 3,500 seats.

## ***Landscaping***

The proposed Project includes landscaping and other outdoor improvements in connection with the reconstruction of the campus, as shown in **Figure 2.0-5: Conceptual Landscaping Plan**. Drought-tolerant and ornamental landscaping with high-efficiency irrigation features would be placed throughout the campus and parking lots to provide shading opportunities and erosion control. The proposed Project would include a campus promenade and outdoor gathering areas, such as student quads, gateways, and a riverwalk trail meandering throughout the athletic and outdoor facilities area adjacent to Compton Creek.

The athletic fields and outdoor improvements located along the western boundary of the Project Site would incorporate bioswales and water-retention features to address water quality and potential flooding from adjacent Compton Creek to the west.

## Parking Facilities and Site Access

The proposed Project would include the development of three parking lots along the northern, eastern, and southern portions of the Project Site. These parking facilities, as shown on **Figure 2.0-4** and noted in **Table 2.0-4**, would include the following:

- The north parking lot would be approximately 139,610 square feet in size and would contain 173 parking spaces.
- The east parking lot would be approximately 120,220 square feet in size and would contain 142 parking spaces.
- The south parking lot would be approximately 33,300 square feet in size and would contain 48 parking spaces.

Primary access to the Project Site would be provided along a one-way access roadway within and along S. Acacia Avenue. This one-way southbound roadway would provide access to the east parking lot. The north parking lot would be accessed from W. Myrrh Street and Oleander Avenue. The north parking lot also would provide access for a bus drop-off. The proposed south parking lot, which would primarily serve the performing arts center, would be accessed from W. Alondra Boulevard. Additionally, emergency fire access within the Project Site would be provided along W. Alondra Boulevard on the south and along W. Myrrh Street on the north.

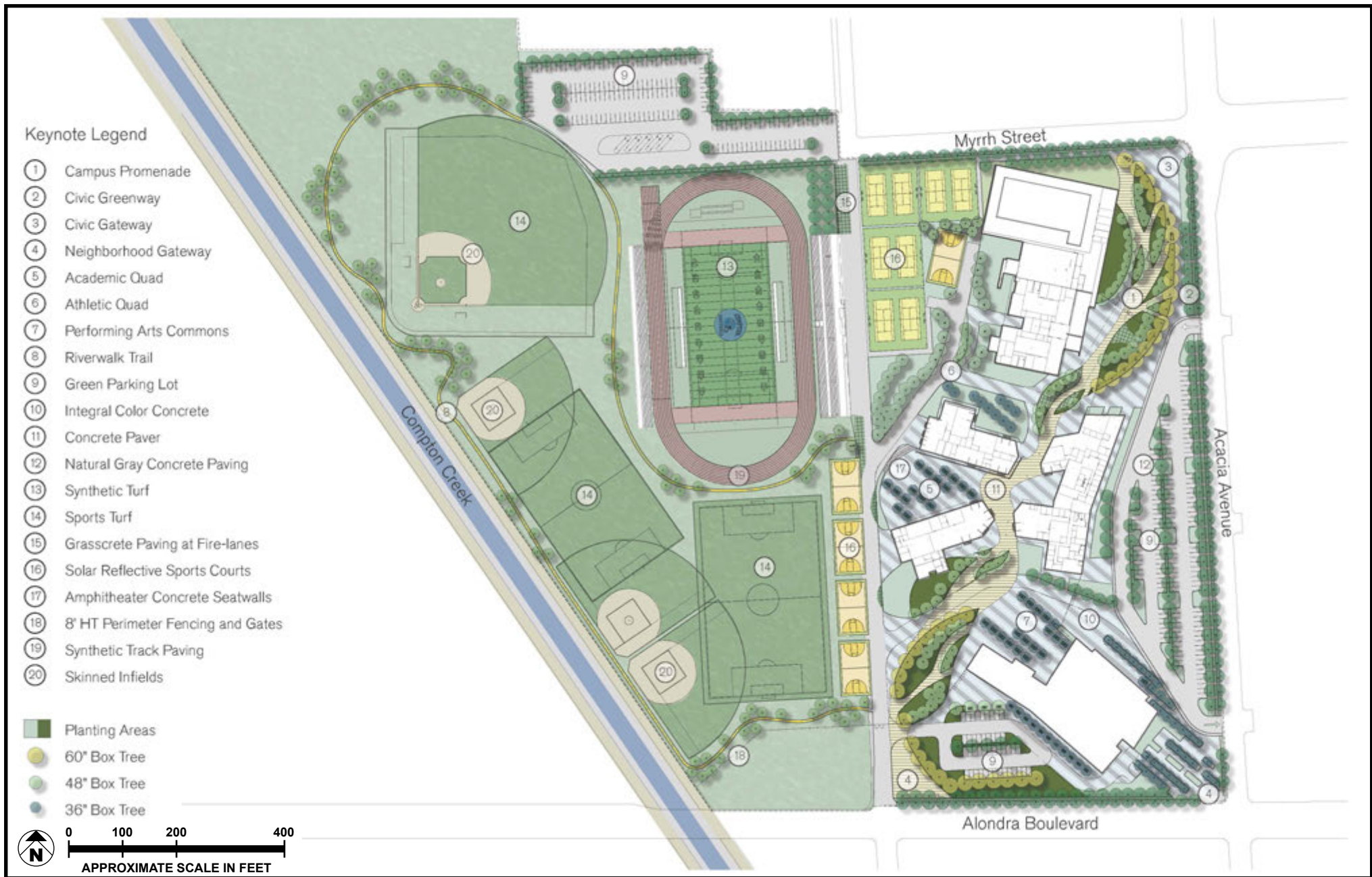
## Sustainability Components

Various sustainable building design and energy conservation components would be considered in the design, construction, and operation of the proposed CHS facilities to meet or exceed the 2016 California Title 24 requirements.<sup>2</sup> The proposed Project provides for high-performance building design, and adds energy conservation measures and alternates to meet a higher goal to enhance the students experience and reduce the annual utility costs for the reconstructed CHS campus.

- The design and placement of the proposed CHS facilities would be optimized for a north-south orientation to maximize the use of natural daylight. External shading would be provided along the south-, east-, and west-oriented windows to allow glare-free daylighting in spaces and reduce cooling loads. The strategic use of daylighting and shading would provide high clerestory for a balance of natural daylight.
- At least two electric vehicle (EV) parking locations would be provided.

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2 California Building Standards Code, 24 California Code of Regulations (CCR).



SOURCE: DLR Group – September 2017

FIGURE 2.0-5



- Natural bioswales would be provided on the west side of the Project Site, and drought-tolerant planting and high-efficiency irrigation would be utilized throughout the Project Site.
- Additional sustainable building design features may also include heating, ventilating, and air conditioning (HVAC) systems that would consider capital costs, operational costs, and efficiencies to achieve energy efficiency, improved indoor environmental quality, and maximized building life.
- The reconstructed CHS campus would be designed to be solar ready. To meet the solar-ready Title 24 requirements, at least 15 percent of the available rooftop square footage would be set aside for “solar zones.” Solar zones would be at least 10 feet away from a building edge; distanced away from all mechanical equipment screens or other shading features; and no smaller than 25 square feet in area. The structural design of the proposed Project would take these solar zones into consideration as well to ensure that the extra load of photovoltaic panels is accounted for. The new gymnasium, academic buildings, and performing arts center are currently proposed to include solar zones for potential installation of rooftop solar panels.
- The use renewable, salvaged, and recycled materials would be given preference in construction of new buildings and structures on the Project Site.

## Proposed Lighting Plan

The proposed Project would include the installation of new interior and exterior lighting throughout the reconstructed CHS campus. These proposed lighting improvements would include:

- Interior lighting to illuminate the inside of the proposed buildings and facilities.
- Exterior lighting to illuminate building entrances, the three parking lots, and other common areas to provide adequate nighttime visibility for students and faculty and to provide a measure of security. Such lighting features would include light fixtures placed along building exteriors and ground-level walkways, and light standards placed throughout common areas would vary in height from 15 to 36 feet.
- An illuminated sign (i.e., marquee or digital) for the proposed performing arts center to display upcoming school or community events. The illuminated sign could display text in a variety of display options including flashing, blinking, and scrolling. However, the sign would be pre-programmed to turn off between the hours of 10:00 PM and 6:00 AM.
- Lighting to illuminate the athletic and outdoor educational facilities, including the football stadium, baseball field, aquatic center, and the tennis and basketball courts for nighttime events and activities. The following lighting improvements to the athletic and outdoor educational facilities would be implemented:
  - The football stadium, which also serves as a soccer field and track, would include four light standards at a maximum height of approximately 100 feet. The average maintained horizontal light intensity level would be a maximum of 50 foot-candles;

- The baseball field would include eight light standards at a maximum height of approximately 80 feet. The average maintained horizontal light intensity level would be a maximum of 50 foot-candles;
- The softball fields would include a total of twelve light standards at a maximum height of approximately 70 feet. The average maintained horizontal light intensity level would be a maximum of 50 foot-candles;
- The two other soccer fields would utilize a total of nine light standards at a maximum height of approximately 70 feet. These light standards would also dually serve as the light standards for the softball fields. The average maintained horizontal light intensity level for the soccer fields would be 30 foot-candles;
- The aquatic center would include four light standards at a maximum height of approximately 60 feet. The average maintained horizontal light intensity level would be 50 foot-candles; and
- The tennis courts would include a total of ten light standards at a maximum height of approximately 60 feet. The average maintained horizontal light intensity level would be 50 foot-candles;
- The basketball courts would include a total of eight light standards at a maximum height of approximately 40 feet. The average maintained horizontal light intensity level would be 20 foot-candles.

The proposed lighting on the Project Site would meet current practices by designing lighting with shielding features and directing lighting downward to minimize spillover of exterior light outside the Project Site. Lighting features associated with the athletic and outdoor educational facilities would be turned off when the facilities are not in use, while the security lighting throughout the campus would remain on during nighttime hours.

## **Street Vacations and Utility Relocations**

To facilitate construction of the proposed Project, the District is proposing to vacate existing streets and rights-of-way within the acquisition area, and to relocate existing utility infrastructure.

The proposed Project would involve the vacation of:

- S. Oleander Avenue, including the private street segment currently bisecting the existing campus between W. Cocoa Street and W. Myrrh Street (comprising approximately 0.24 acres); and
- The segment of W. Cocoa Street west of S. Acacia Avenue (comprising approximately 0.65 acres).

Existing utility infrastructure on the Project Site and associated with the proposed street vacations would be relocated as part of the proposed Project. This would include existing power and gas lines, as well as water and sewer lines.

## RELOCATION OF DISTRICT USES

To facilitate the reconstruction of the CHS campus, the proposed Project would also involve the relocation of several existing District facilities currently located on the Project Site. These facilities include the District's Facilities Department and Pupil Services, Enrollment Center, and Special Education offices, and are currently located along the northern and southwestern portions of the Project Site, respectively (see **Figure 2.0-3**). A total of approximately 80–90 District staff members currently occupy these existing District facilities on varying days of the week. No students access these District facilities. Along with the other existing uses on the Project Site, these existing District facilities, totaling approximately 78,695 square feet, would be demolished.

As determined by the District, these existing District uses would be accommodated within existing District facilities with available capacities to accommodate these relocated uses. The District's Facilities Department is anticipated to be relocated to the Caldwell Elementary School campus, located at 2300 W. Caldwell Street, approximately 1.25 miles southwest of the Project Site. The Caldwell Elementary School campus is currently a closed site and is not utilized by students or District staff. The District's Pupil Services, Enrollment Center, and Special Education offices are anticipated to be relocated to the Cesar Chavez Continuation High School, located at 12501 N. Wilmington Avenue in Compton, approximately 2 miles north of the Project Site.

The relocation of the District uses currently located on the Project Site to the Caldwell Elementary School and Cesar Chavez Continuation High School campuses would occur prior to demolition activities during the spring of 2019. Upon relocation, the functions of these existing District uses would continue as under existing conditions. An increase in operational or staffing capacity is not anticipated.

## PROJECT PHASING/CONSTRUCTION

Construction would take approximately 24 months and would occur through a phased development. The phased development is expected to begin in Spring 2021 and be completed by Summer 2023. As shown on **Table 2.0-5: Construction Phases and Durations**, construction activities would be undertaken in three primary steps: (1) demolition and clearing; (2) grading and site preparation; and (3) building construction. Construction of each building would commence with demolition and site-clearing activities. Construction and demolition debris would be recycled to the maximum extent feasible.

**Table 2.0-5  
Construction Phases and Durations**

<b>Construction Phase</b>	<b>Approximate Duration</b>
Demolition and Clearing	3 to 6 months
Grading and Site Preparation	2 to 3 months
Building construction	15 to 18 months

Demolition of the existing uses—including the CHS campus, other District facilities, and uses within the acquisition area—would not occur until all facilities are vacated and all students, staff, and residents are relocated.

In regard to CHS campus, the District plans to stop accepting 9th grade students to the CHS campus starting Fall 2018. These students would be accommodated by other existing District campuses with available capacities. Once the remaining CHS students in grades 10 through 12 have graduated, the District would commence implementation of the proposed Project in Summer 2021.

Staff located within the District’s Facilities Department and Pupil Services, Enrollment Center, and Special Education offices would be accommodated within an existing District facility at the Cesar Chavez Continuing Education High School. Therefore, the construction of new facilities would not be required. The relocation of these uses will occur during the spring of 2019, prior to the start of demolition and clearing activities.

The District intends to acquire the additional ten parcels on the southeastern corner of the Project Site that would be used as part of the campus reconstruction. Demolition activities involving these parcels would not begin until these properties are vacated. It is anticipated that demolition of these properties would occur simultaneously with the demolition of the rest of the existing CHS campus.

Construction activities may necessitate temporary lane closures on streets adjacent to the Project Site on an intermittent basis for utility relocations/hookups, delivery of materials, and other construction activities as needed. Traffic lane and right-of-way closures, if required, will be properly permitted by the City and will conform to City standards. Construction staging would occur within the boundaries of the Project Site.

Site deliveries and staging of all equipment and materials would be organized in the most efficient manner possible on site to mitigate any temporary impacts to the neighborhood and surrounding traffic.

Construction equipment would be staged on site for the duration of construction activities. Construction workers and vehicles would utilize W. Alondra Boulevard and S. Acacia Avenue to access the Project Site



and staging areas. The designated haul route would be limited to the use of Alondra Boulevard and S. Acacia Avenue to access other nearby major roadways and highways as needed.

## **PROJECT FUNDING**

On November 3, 2015, voters passed Measure S, pursuant to Proposition 39, authorizing the District to issue up to \$350,000,000 in general obligation Bonds.

The District's Board of Trustees appointed the Measure S Citizens' Bond Oversight Committee (CBOC) to oversee the expenditure of the 2015 Measure S funds. The role of the CBOC is to inform the public concerning expenditure of bond revenues; alert the public to any waste or improper expenditure of school construction bond money; and actively review and report on the expenditure of taxpayers' money for school construction (annual report).

The District would use funds available from Measure S, as well as funds from its capital facilities program budget. This would include monies from State funding sources for school construction. The State Allocation Board (SAB) is responsible for determining the allocation of State resources, including proceeds from General Obligation Bonds and other designated State funds used for new construction and modernization of public school facilities. The SAB meets once a month to review and approve applications for eligibility and funding, act on appeals, and adopt policies and regulations as they pertain to the programs under its purview.

In addition, the District has received gifts from private sources (Dr. Dre) to assist in the construction of the performing arts center.

Last, the District will likely seek state funding for remaining shortfalls in construction funding.

## **INTENDED USES OF THIS EIR AND PROJECT APPROVALS**

The District has primary governmental and land use authority for the approval of the proposed Project. As such, the District is the Lead Agency and is responsible for the certification of the EIR. Other agencies, as Responsible Agencies under Section 15318 of the CEQA Guidelines, would have discretionary approval over certain portions of the proposed Project.

This EIR will serve as the CEQA compliance document for any necessary approvals related to the proposed Project components, and is intended to cover actions taken by the Responsible Agencies listed in **Table 2.0-6: Reviewing Agencies and Required Permits**.

Although most school property is owned by the District, the underlying City zoning for the acquisition parcels and existing streets is residential and/or commercial.

The District would coordinate with the City to redesignate the acquisition area, including the W. Cocoa Street and S. Oleander Avenue roadway dedications, to reflect the City’s Public/Quasi-Public land use designation for the entire Project Site. The District intends to cooperate with the City to ensure consistency of the proposed Project with the City’s General Plan and Zoning Law.

The California legislature granted school districts the power to exempt school property from county and city zoning requirements, provided the school district complies with the terms of Government Code Section 53094.54.<sup>3</sup> As Lead Agency, the District will comply with the criteria for implementation of the land use overrides to render the County and City zoning ordinances inapplicable to existing school properties.

**Table 2.0-6  
Reviewing Agencies and Required Permits**

<b>Lead Agency</b>	<b>Permit/Approval</b>
Compton Unified School District	EIR Certification/Site Plan Review/ Approval/ Construction Authorization
<b>Responsible Agencies—State, County, and City</b>	<b>Permit/Approval</b>
California Department of Education, School Facilities Planning Division	Potential School Site Expansion Approval
Department of Toxic Substance Control	Review of the Phase I ESA
Department of Transportation, Aeronautics Program, Office of Airports	Site Plan Review/Approval
South Coast Air Quality Management District	Air quality permits to construct and operate
Regional Water Quality Control Board	Permit to Discharge Stormwater
Compton Fire Department	Site Plan Review Street closures during construction
City of Compton Public Works and Municipal Utilities	Grading permit/Street vacations of S. Oleander and W. Cocoa Street
City of Compton Planning Division	Conditional Use Permit or Zone Change

3 Government Code Section 53094 states: “(a) Notwithstanding any other provision of this article, this article does not require a school district to comply with the zoning ordinances of a county or city unless the zoning ordinance makes provision for the location of public schools and unless the city or county has adopted a general plan. (b) Notwithstanding subdivision (a), the governing board of a school district, that has complied with the requirements of Section 65352.2 of this code and Section 21151.2 of the Public Resources Code, by a vote of two-thirds of its members, may render a city or county zoning ordinance inapplicable to a proposed use of property by the school district. The governing board of the school district may not take this action when the proposed use of the property by the school district is for non-classroom facilities, including, but not limited to, warehouses, administrative buildings, and automotive storage and repair buildings. (c) The governing board of the school district shall, within 10 days, notify the city or county concerned of any action taken pursuant to subdivision (b).”