

---

---

### **III. PROJECT DESCRIPTION**

#### **D. PROJECT CHARACTERISTICS**

---

---

The Hillcrest Christian School and Church West Campus Expansion Plan project will increase the existing maximum permitted student capacity of 800 students in grades Kindergarten through High School (K-12<sup>th</sup> grade) to a total of 1,200 students and will expand the Hillcrest Campus to include the adjacent proposed West Campus site. The proposed West Campus Expansion Plan will allow for separation of the elementary and secondary grades into two separate campuses, with the elementary grades operating on the East Campus and the secondary grades operating on the West Campus. The operational and physical characteristics of the proposed West Campus Expansion Plan are summarized in Table III.D-1 on page 39.

Development of the proposed West Campus Expansion Plan is proposed in two phases. The phased development program is necessary for the Applicant to fulfill its enrollment obligations for the 2002 fall enrollment session. In summary, the initial phase will include implementing roadway and access improvements, landscaping improvements, and placing temporary modular classrooms on the West Campus site to accommodate the increased enrollment of the secondary school operations concurrent with final construction of the West Campus. Implementation of the Final Phase will include full buildout of the of the West Campus, as described in further detail below. The conceptual site plan depicting full buildout of the completed Hillcrest Christian School and Church West Campus Expansion Plan is depicted in Figure III.D-1 on page 40.

#### **INITIAL PHASE**

The proposed site plan improvements for the Initial Phase of development is depicted in Figure III.D-2 on page 40 . The Initial Phase will include implementing all roadway and access improvements and preparation of the West Campus site to allow for a temporary school operations. Improvements to the West Campus under the Initial Phase will include demolition of the existing residential structures, construction of the parking lot, and grading activities, as needed to allow the temporary use of the site until the Final Phase can be completed. A temporary building pad will be created in the northern area of the Campus fronting Shoshone Avenue, where the temporary portable classrooms will be located. Temporary structures will include approximately 12 portable classroom units, restroom facilities and a sheltered outdoor lunch area. The parking lot for the final West Campus Expansion Plan will be constructed in the Initial Phase to provide parking for faculty, students, and construction personnel during the construction period. The surface parking lot will provide approximately 124 parking spaces

**Table III.D-1  
Hillcrest Christian School and Church West Campus Expansion Plan**

	<b>Existing East Campus</b>	<b>Proposed West Campus</b>	<b>Total Development</b>
<b>Land Area</b>	4 acres	5.5 acres	9.5 acres
<b>Development</b>	School & Church	School	School & Church
<b>Building Area (Square Feet)</b>	60,000	75,000	135,000
<b>Classrooms</b>	35	21	56
<b>Gymnasium</b>	1	1	2
<b>Admin. Offices</b>	1	1	2
<b>Cafeteria</b>	0	1	1
<b>Student Store</b>	1	1	2
<b>Parking Spaces</b>	148	124	272
<b>Parking Spaces (overflow)</b>	130	130	130
<b>Student Capacity<sup>1</sup></b>	800	600	1,200
<b>Employees/Staff</b>	70	60	130

<sup>1</sup> The proposed student distribution between both campuses is approximate and subject to change according to demographic and enrollment fluctuations. The total student capacity for both campuses combined shall not exceed 1,200 students.

with ingress and egress access along a single driveway location along Rinaldi Street. A cordoned off walkway will be created providing secured access from the driveway around the construction site to the temporary campus area. The temporary campus will be fenced off from the construction areas to promote safety and provide a closed and secure campus environment.

As part of the West Campus Expansion Plan approval process, roadway improvements in the vicinity of the project site are being proposed to improve general circulation in the project area. Roadway and access improvements will include reconfiguring the westernmost driveway and traffic signal on the East Campus parking lot fronting Rinaldi Street to align with Encino Avenue and widening the southbound Shoshone Avenue lanes to provide a right-turn only lane accessing Rinaldi Street. Shoshone Avenue will be widened to provide a separate right-hand turn lane on the southbound approach. The proposed roadway improvements to Shoshone Avenue are depicted in Section IV.J. Traffic, Circulation and Parking, of this Draft EIR. In addition, a protected left turn arrow phase is proposed to be added to the existing traffic signal at the corner of Shoshone Avenue and Rinaldi Street to the eastbound approach on

**Figure III.D-1 Conceptual Site Plan – Hillcrest Christian School and Church West Campus Expansion Plan**

**Figure III.D-2 Conceptual Site Plan - West Campus Initial Phase**

Rinaldi Street. These roadway improvements are intended to minimize congestion and improve vehicular access on the surrounding roadway system.

Upon completion of the Initial Phase, secondary school operations on the East Campus will be relocated to the temporary structures on the West Campus. The existing East Campus will remain generally unaltered with operations changing to accommodate 70 staff members and approximately 600 elementary students. Physical improvements to the East Campus will be limited to the driveway improvements discussed above. The northern grass play area adjacent to Shoshone Avenue would remain available to provide additional parking as needed during special events.

## **FINAL PHASE**

The Final Phase Site Plan for the West Campus is depicted in Figure III.D-3 on page 45. The Final Phase of the proposed West Campus Expansion Plan will include the construction of a 75,000 square foot educational facility to support Hillcrest's secondary school operations on the West Campus. The proposed education facility will include a two- and three-story education building with classrooms, administration offices, a gymnasium, and other school-related ancillary uses (i.e., lockers, janitor closets, etc.).

Floor plans for the proposed education building are depicted in Figure III.D-4 through Figure III.D-7, pages 46 through 49, respectively. As depicted in Figure III.D-4, the first floor of the educational building will include the entrance plaza and lobby area, the gymnasium (at floor level), locker rooms, a weight room, classrooms 1 through 4, administrative offices and conference and meeting rooms. The front entrance of the plaza is situated directly north of the parking lot area facing Rinaldi Street. A rear entrance is provided along the eastern side of the building leading to Shoshone Avenue. The gymnasium will include a full-court basketball court and will include a stage and back stage area.

The second floor of the Education building is depicted in Figure III.D-5 on page 47. The second floor includes a library reference room, a cafeteria, classrooms 5 through 8, restroom facilities and storage rooms. The second floor will overlook the basketball court level. The library room will include an outdoor reading terrace situated at the southern most portion of the building.

The third floor of the Education Building is depicted in Figure III.D-6 on page 48. The third floor will include classrooms 9 through 21, two offices, student and staff restroom facilities and mechanical rooms. The floor of the education building will be stepped back from the Shoshone Avenue and Rinaldi Street frontages. As such, all of the building mass of the third floor will occupy the northern and eastern portions of the building area.

The proposed education building will be approximately 45 feet high from the lowest average grade level. The roof level of the Education Building is depicted in Figure III.D-7 on page 49.

Due to the varied topography of the West Campus site, building plans were carefully designed to take advantage of the natural slope to reduce structural massing along Shoshone Avenue. The natural slope of Shoshone Avenue ranges from approximately 1120 feet average grade at the corner of Rinaldi Street and increases to an average surface elevation level of 1138 feet. The building footprint for the proposed education building will be set at the lowest average street elevation at approximately 1125 feet. The proposed average grade level for the athletic field will be approximately 1140 feet. The proposed one-, two-, and three-story education building will be a maximum of 45 feet high as viewed from the southern end of the site. However, from areas north of the proposed structure along Shoshone Avenue, the building would only appear to be a maximum of 30 feet. In addition, the massing of the education building would be further reduced as the third level of the building would be set back from the second level along Shoshone Avenue. As such the maximum height of the structure along Shoshone would be two-stories and approximately 27 feet high. The slope of the site would further reduce the size of the building as the second story would only be 12 feet above the natural grade of the athletic field. Cross sectional plans and elevations are provided in Figure III.D-8 and Figure III.D-9 on pages 50 and 51, respectively.

Construction of the Final Site Plan will require surface grading operations and the construction of retaining walls along the higher elevations to the west and north generally conforming to Ridgeway Road. Upon completion, the West Campus would be landscaped throughout with grass, trees and ornamental shrubs, providing an aesthetically pleasing campus-like environment. The northern portion of the site will be graded and landscaped to provide a grass play area.

Upon completion of the final construction phase, which is anticipated by 2005, the remaining secondary students will be relocated to the permanent school facility. At that time, the portable classroom trailers will be removed and final landscaping modifications will be made to complete the development process. The area where the temporary campus was located will then be expanded and converted to a landscaped athletic field/grass play area, to support physical education and extracurricular sporting events.<sup>1</sup> The final preparation of the athletic field will require additional cuts into the western slope. Retaining walls on the order of 20 feet will be required. The finished athletic field will include a running track, but will not provide stadium lighting fixtures. The maximum bleacher capacity is estimated to accommodate approximately 1,000 persons. It is assumed the bleachers will include roughly 10 rows of seats extending approximately 250 feet along the western side of the play field.

---

<sup>1</sup> *Contrary to previous development scenarios that have been presented to the community, the proposed athletic field will not be developed as a stadium and will not include nighttime stadium lighting.*

Operating conditions under the West Campus Expansion Plan would include a total of 1,200 students and approximately 130 staff members. Approximately 272 parking spaces would be provided in three separate parking lots with an additional 130 spaces provided on an as needed basis during special events on the grass play area on the north side of the East Campus.

Since the school currently provides instruction for grades K-12, the normal operating hours and special events will be the same as the existing operations.

**Figure III.D-3 Conceptual Site Plan – West Campus Final Phase**

**Figure III.D-4 Education Building Floor Plan – First Floor**

**Figure III.D-5 Education Building Floor Plan – Second Floor**

**Figure III.D-6 Education Building Floor Plan – Third Floor**

**Figure III.D-7 Education Building Floor Plan – Roof Plan**

**Figure III.D-8 Education Building Cross Sections**

**Figure III.D-9 Education Building Elevations**