

- Increase the resources available to the Los Angeles College District (LACCD) through the acquisition of the HON facility.

### 3.4 DESCRIPTION OF PROJECT SITE AND SURROUNDINGS

The project site is located in the City of South Gate on the north side of Firestone Boulevard at the northwestern corner of the Firestone Boulevard/Santa Fe Avenue intersection within the southeastern portion of the County of Los Angeles (**Figure 3-1**). The project site is bounded on the north by the Union Pacific Railroad (UPRR), on the east by Santa Fe Avenue, on the south by Firestone Boulevard, and on the west by the Alameda Corridor. It is anticipated that the SGEC will not require the use of the entire 38-acre site immediately, if ever. Long term plans for the western portion of the project site are speculative at this time. The western portion of the site could be integrated in to the planned campus to allow more facilities for the same number of students, or a separate campus, for example focusing on a particular market segment such as training for green or sustainable jobs, could be developed leading to increased students. Therefore, for purposes of analysis in this EIR the project site is divided into two project sites: western and eastern. The western and eastern project sites are separated by a 35-foot wide driveway which is used by the existing on-site businesses.

The western project site contains five buildings (Buildings 1 through 5); the eastern project site contains four buildings (Buildings 1 through 4). Wherever this EIR discusses a particular building, the appropriate site is referenced, either directly in the text or in the subheading above.

#### Project Site

**Western Project Site.** The western project site (19.23 acres) consists of five one- to two-story buildings and surface parking that were most recently utilized by the Hon Company as a furniture manufacturing facility. This facility has since closed and is currently in the process of being decommissioned. **Table 3-1** describes the characteristics of Buildings 1 through 5 on the western project site.

<b>TABLE 3-1: WESTERN PROJECT SITE BUILDINGS 1 THROUGH 5</b>			
<b>Building</b>	<b>Number of Stories</b>	<b>Size (Square Feet)</b>	<b>Use</b>
Buildings 1 and 2	One-to two	436,000	Manufacturing/Warehouse
Buildings 3, 4 and 5	One	N/A	Storage
<b>SOURCE:</b> Andersen Environmental, 2009.			

**Eastern Project Site.** The eastern project site (18.51 acres) is currently occupied with four two- to four-story buildings. Building 1 fronts Firestone Boulevard and is currently utilized as a warehouse. Building 2, a building of distinct architectural character, is located at the southeast corner of the project site at the Firestone Boulevard/Santa Fe Avenue intersection and is currently occupied by LAUSD’s South Gate Community Adult School. Building 3 is located adjacent and to the north of Building 1. Building 3 is a vacant four-story building with loading dock areas. Building 4 is located on the northeast corner of the project site at the Santa Fe Avenue/Ardmore Avenue intersection. This large three-story industrial-type building is currently used for the manufacturing and storage of clothing-related goods. **Table 3-2** describes the characteristics of Buildings 1 through 4 on the eastern project site.