

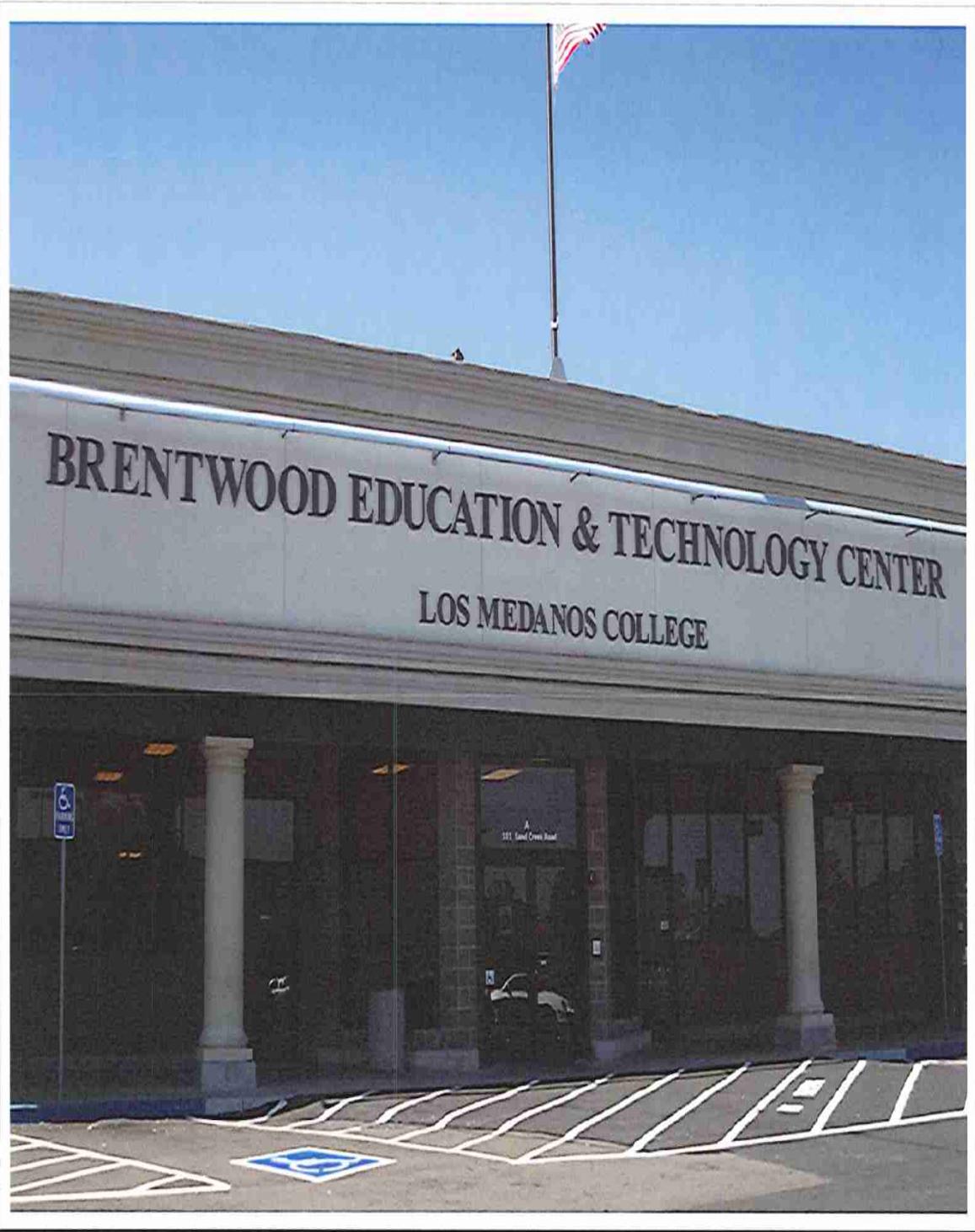
**APPENDIX G**  
**Brentwood Needs Study 2011**

*NEEDS STUDY*

**LOS MEDANOS COLLEGE BRENTWOOD  
EDUCATIONAL CENTER**



**AUGUST 2011**



**Contra Costa Community College District**

**August 2011**

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## **EXECUTIVE SUMMARY**

### **BRENTWOOD EDUCATIONAL CENTER**

Far East Contra Costa County continues to be one of the few Bay Area communities with relatively affordable housing, luring thousands of new residents over the past few decades. Sleepy Delta farming towns are now bustling and maturing suburban cities. The City of Brentwood, one of principle population centers in Far East County, is fueling much of the area's growth. In 1990, Brentwood's population topped at 7,563; by 2009 the population had grown to 51,908. According to the California Department of Finance, Brentwood is one of the fastest growing cities in the State. Although the pace of growth is expected to moderate somewhat in coming decades, Far East County is estimated to continue to grow well above state and county average rates. In 2000, the service area population for the Brentwood Center reached approximately 96,429. District planners project that by 2020, this area population will likely increase 53.9 percent to 178,363. The primary feeder areas for the Brentwood Center--the cities of Antioch, Brentwood, and Oakley--continue to exceed the annual growth rate of the county overall.

The associated enrollment growth is creating capacity constraints at the existing Brentwood Center outreach operation located in a building once housing a supermarket near downtown Brentwood. The 21,522 gross square foot facility is quickly reaching its theoretical capacity. The heavily used Outreach Center served over 5,000 students in the fall of 2010. Classrooms are crowded and parking is difficult to find during peak hours. Additional facility space to accommodate future enrollment demand is minimal. Access to the parent campus, Los Medanos College, is increasingly problematic since the area's main east/west traffic corridor, State Highway 4, is gridlocked much of the day.

Developing a more expansive permanent educational center is required in order to continue to serve the educational needs of the culturally diverse and rapidly growing population of Far East County. The California Community College Board of Governors

anticipated the need for additional capacity in the Contra Costa CCD some 16 years ago when they approved the community colleges' 1991 Long Range Plan. At the time, the Board of Governors (BOG) recommended the development of two state-approved educational centers for the District. Since that time, the District has established one, the San Ramon Center, and the Brentwood Educational Center will be the second.

Situated on an approximately 17 acre site within the Vineyards at Marsh Creek development area of southwestern Brentwood, the proposed center at build out will total approximately 56,000 Assignable Square Feet. The first of two phases of development is scheduled for opening in fall 2017, with an anticipated annual enrollment of more than 1,800 Full Time Equivalent Students. First Phase construction costs will be financed with a combination of state capital outlay funds and local Measure A bond monies. Neighboring community college districts are in support of the proposed Brentwood Center.

## **I. BACKGROUND AND HISTORY**

The Contra Costa Community College District (CCCCD) serves the diverse educational needs of more than 42,000 students through three comprehensive colleges and a number of off-campus operations located throughout Contra Costa County. Situated in the eastern portion of the nine-county San Francisco Bay Area, the District's service area covers 686 square miles, making it among the largest community college districts in the state. Its geographical boundaries are nearly identical to Contra Costa County, extending from the city of Crockett and the Carquinez Straits in the north, to San Francisco and San Pablo Bays on the west, to Alameda County to the south, and to the Sacramento-San Joaquin Delta on the east. **Map 1** illustrates the location of Contra Costa County in relation to the other Bay Area counties and the District boundaries and theoretical attendance areas for each of its three campuses, including Los Medanos College and the existing Brentwood Center appears as **Map 2**.

### **A. History of the Contra Costa CCD**

Community College educational services in Contra Costa County date back to December 1949 when county voters approved the establishment of the West Contra Costa Junior College. The newly established college opened its doors to 500 students in the spring of 1950 at the old Kaiser Shipyards located in Point Richmond. At this time, the beginning of the cold war unleashed a boom in manufacturing jobs transforming Bay Area waterfront counties into industrialized centers. The thousands of workers who fueled much of the regional manufacturing economy settled with their families in newly established suburban communities near the waterfront. Enrollments associated with the area's population surge quickly filled the small campus at Point Richmond and the District in 1956 relocated the founding College to a more permanent and spacious 83-acre site overlooking the San Pablo Bay in the rolling hills of San Pablo and Richmond,

where the present Contra Costa College is situated. Housing development in Contra Costa County also spilled into once rural inland valleys some considerable distance from the waterfront cities where the county's only community college existed. The District responded to the educational needs of residents in sprawling inland valley communities by opening a second comprehensive college in 1951 in the city of Pleasant Hill. Diablo Valley College, which is situated in the central area of the county, for many years effectively served its surrounding environs. However, as development continued to spread further inland and into the southern portion of the county, the college opened the San Ramon Valley Educational Center in San Ramon Valley in 1985 in order to provide greater capacity and more convenient access to the rapidly growing population of the San Ramon Valley area.

By the early 1970s, industrialization and development reached eastern Contra Costa and towns along the Sacramento-San Joaquin River Delta became more urbanized, some boasting industry centers of their own, but most serving as bedroom communities for workers commuting to the waterfront industrial centers. Pittsburg and Antioch, two of eastern County's principal population centers, expanded quickly, each with a sizable population by the beginning of the decade. Area residents interested in community college educational services, however, had to travel considerable distances to reach the District's two colleges, Diablo Valley and Contra Costa College. Recognizing the significant unmet educational needs of East Contra Costa County and the potential for future growth, the District in the spring of 1974 opened Los Medanos College. Los Medanos College is located on a 120-acre site near the boundary of the cities of Pittsburg and Antioch. An overview of the Los Medanos College campus site layout is depicted on **Map 3**.

The name of the College derives from the 13,316-acre Rancho Los Meganos, which was one of the last land grants made by the Mexican Government when California was still a territory of Mexico. Rancho Los Meganos covered almost all of Pittsburg, Antioch and Brentwood, including the current site of the college.

Translated into English, the name of the College refers to sand dunes or sand hills, which may be a reference to the sandy terrain that characterizes eastern Contra Costa County with its long history of sand mining.

Today Los Medanos College is a thriving center of higher education activity and a leading force in workforce preparation for eastern Contra Costa County. The College offers courses leading to transfer credit at senior colleges and universities, general education courses leading to an Associate in Arts degree and occupational education courses leading to Certificate of Achievement, or an Associate in Science degree. These offerings are complemented with an expanding short-term, on-line, and weekend course programs in a variety of technical and business-oriented subjects to enhance job skills training, technology training, and workforce preparation. The College's diverse course offerings are well suited to the varying educational needs of its 9,966 students served in Fall 2010. The College's student body largely reflects the cultural diversity of its service area; Asians, African Americans, and Hispanics account for over half of the student body. **Chart 1** provides a detailed breakdown of Los Medanos College's spring 2010 headcount enrollments by race and ethnicity.

**B. Population Growth in Eastern Contra Costa County and Surging Enrollment at Los Medanos College**

Inland eastern Contra Costa County is one of the few remaining communities in the Bay Area with large stocks of affordable housing. Thousands of residents, priced out of coastal urban cities, have settled in Sacramento-San Joaquin River Delta communities like Pittsburg, Antioch, and Brentwood. East County's unbridled growth makes it one of the fastest growing areas in both the County and State. Striking evidence of the growth gripping eastern Contra Costa County is shown on **Table 1**. Department of Finance population statistics for the period

1990 to 2009 indicate that all three Delta cities, Antioch, Pittsburg, and Brentwood grew at above average rates when compared to both the County and State. Antioch's population surged 62.3 percent during this period. By comparison, the neighboring city of Pittsburg increased its population by a little more than half that rate, 33.3 percent during the same period. Yet despite Pittsburg's relatively slow rate of growth (when compared to Antioch), it is nevertheless growing at a faster pace than both the County and State as shown on **Table 1**. The rate of growth for the two adjoining cities, however, is paltry when compared to the city of Brentwood. Brentwood's population mushroomed by an amazing 586.3 percent, adding 44,345 new residents from 1990 to 2009. At the close of 2009, Brentwood's population was nearly 52,000.

Although affordable housing fuels much of the growth depicted on **Table 1**, the County's expanding local economy also exacerbates growth along Delta communities. Like all Bay Area counties, Contra Costa is continuing to rebound from the job losses associated with the technology bubble burst of 2000 and the recession created by the mortgage meltdown. However, Contra Costa's regional economy appears to be inching out of the doldrums and is once again adding new jobs. Industry employment in 2010, the most recent year for which annual industry employment figures are available by the Employment Development Department (EDD), increased by 3,700 over the previous year's level, with employment topping at 463,000. According to the EDD, a majority of the County's new jobs created within the past five years come from three industries: financial activities; biomedical engineering; and health services. Contra Costa's improving unemployment rate also offers additional evidence of a recovering and expanding local economy.

East County's population growth, driven by relatively affordable housing and an expanding job market, has generated sharp increases in student enrollments at Los Medanos College. According to the most recent enrollment data available from the California Community Colleges Chancellor's Office, headcount enrollments at Los Medanos College increased 28.5 percent, from 8,539 in fall 1992 to 10,976 in fall 2009. During the same period, both the District and the California community college system grew at much slower rates, as shown on **Table 2**. More striking, however, is the fact that Los Medanos College's enrollment growth is significantly higher than the District's enrollment growth as a whole. The enrollment trends presented in **Table 2** clearly illustrate that a significant portion of the District's enrollment growth now comes from East Contra Costa County. Rising enrollment at Los Medanos College, however, is creating campus-wide capacity constraints, with little room to serve the increasing student population from rapidly growing Far East Contra Costa County.

### **C. Brentwood Outreach Center and Its Environs**

The District began serving far eastern Contra Costa in the summer of 1989 when Los Medanos College offered 15 courses at Liberty Union High School District's Adult Education Center in Brentwood. At this time, Brentwood and the adjacent communities were sleepy Delta farming towns surrounded by row crops and fruit tree orchards. Space restrictions at the Adult Center limited course offerings to seven computer classes, two English-as-Second Language classes, two Spanish classes, one English class and three short-term business classes.

Despite the limited academic offerings, enrollments spiked beyond the facilities capacity of the small outreach center as the bucolic landscape of Far East County gave way to suburban development. The local population dramatically increased and gridlock traffic congestion on the area's only principal east-west traffic artery, State Highway 4, discouraged many residents from attending Los Medanos

College. Demand for community college educational services quickly exceeded available space at the leased outreach operation in the Liberty Union High School Adult Center, and Los Medanos initiated plans for establishing a more suitable facility to serve the educational needs of the area's burgeoning population. An important consideration in planning for a new outreach facility was the College's desire to secure a site with sufficient space to also carry out its economic development mission.

In the fall of 2001, the District, in partnership with the city of Brentwood, opened the LMC Brentwood Education and Technology outreach operation at its present location near the intersection of Sand Creek Road and Highway 4 in a building that once housed a supermarket. Its location relative to Oakley, Brentwood and Byron and their environs is shown on **Map 4. Exhibit 1** depicts the existing outreach center site plan and **Exhibit 1A** illustrates the facilities layout.

As illustrated in **Exhibit 1A**, the 21,522 gross square-foot outreach facility includes 14 classrooms, a computer lab, a tutoring lab and a number of faculty and administrative offices. The building which also houses the City of Brentwood Technology Center, serves not only as an instructional operation, it also has non-college spaces that serve as a technology center for small businesses. Entrepreneurs, new to the market place, can access a variety of business services, affordable office space and shared office equipment and services designed to reduce start-up costs. Since its inception, the Brentwood outreach operation has become a popular destination for thousands of area residents seeking to further their educational goals. Today, more than 5,000 students take advantage of the center's continually expanding educational offerings primarily focused on general education and transfer courses, with a particular attention to Math and English, English-as-Second Language (ESL) and limited vocational preparation.

The popularity of the outreach operation is not without its challenges. Critical capacity constraints have resulted in two expansion remodels since inception, to provide more instructional and support space. As enrollments continue to grow at a steady rate, capacity pressures are already lessening the appeal of the center. Students struggle daily for parking spaces and there is still a shortage of classroom space during peak and evening hours. Worse yet, the steady pace of growth in far eastern Contra Costa County makes it likely that future students could be turned away unless a more expansive permanent educational center is established.

Population projections prepared by District planners for the area served by the Brentwood Outreach Operation suggest that growth will continue to closely follow the upward trajectory observed in past years. In 2000, according to Association of Bay Area Government (ABAG) projections, the service area population of the outreach center reached 139,453. ABAG further projects the service area population to increase 57.2 percent by 2020, topping out at 219,250. The magnitude of the service area projected growth indicates enrollment demand in Far East County is likely to continue to increase steadily upward. At the same time, available space at the existing Brentwood outreach center will diminish proportionally and there is little space available at the existing building for expansion.

Most of the projected new growth will come from Brentwood, which is the largest population center in far eastern Contra Costa County, and one of the fastest growing cities in both the Bay Area and California. According to the Department of Finance, Brentwood was the fourth fastest growing city in the state from 2000 to 2005. During this period, Brentwood's population jumped by 76.5 percent, surpassing rapidly growing Elk Grove which posted a growth of 68.5 percent.

Although Brentwood's growth could moderate somewhat in the future, the goals and principles articulated in the City's General Plan makes it likely that it will continue to expand significantly. Initially the General Plan called for a targeted

build-out population of approximately 95,000 residents. In 2001, however, city leaders updated the General Plan to include the preservation of Brentwood's "small town character" and reduced the build-out population to 75,000. City leaders also dedicated more land to commercial and job-generating uses in an effort to bring employers to the community. Although the revised lower build-out population threshold will decrease the overall size of the city, Brentwood will nevertheless realize a nearly a 45 percent increase its current population of 51,908 before it reaches the 75,000 threshold limit.

Brentwood's future growth will also be stimulated by its progressive "inclusionary" housing policy. This policy requires builders to provide a percentage of their housing stock at prices affordable to lower income buyers, which is accomplished by reducing the number and type of amenities while maintaining an external appearance similar to market rate homes. The affordable homes are located among market-rate homes, helping the city avoid an over-concentration of affordable housing. The availability of affordable homes will continue to make Brentwood a choice destination for many home buyers priced out of most Bay Area communities and ensures that enrollment demand at the Brentwood Education Center will continue to be robust.

A large portion of Brentwood's new growth will be concentrated in western areas near the Highway 4 Bypass and along Balfour Road to the south (previously referenced **Map 4** depicts the location of this area). This portion of the City, according to the City's General Plan, is not only targeted for residential development, but also for commercial and light industrial development. The proximity to new job and residential centers makes this area an ideal location for the proposed Educational Center and it is here that the proposed educational center will be located. A detailed description of the site is provided in the Background Section.

In addition to accommodating enrollment demand, there are compelling local socio-demographic indicators also supporting the establishment of a permanent educational center in far eastern Contra Costa County. Census 2000 educational attainment data depicted on **Table 3** indicates the adult population (25 years or older) of Oakley and Brentwood, two principal population centers in Far East County, is undereducated compared to Contra Costa County. Only 13.7 percent of adults in Oakley earned a Bachelor's degree or higher as compared to the county, where fully 35 percent of the adult population possessed a Bachelor's degree or higher. Although adults in Brentwood are proportionally more educated than their neighbors in Oakley; their rate of advanced education achievement, 21.0 percent, is nevertheless significantly lower than Contra Costa County's rate of 35.0 percent and moderately below the 26.6 percent rate observed state-wide.

The relative disproportional below average advanced higher education attainment levels observed in both Oakley and Brentwood suggests residents of far eastern Contra Costa County can significantly benefit from the proposed educational center. The proposed permanent and more spacious educational center would allow for expanded student support and academic offerings in university transfer programs. This is critical to developing the area's economic development given that the Bay Area regional economy is largely driven by bioengineering, financial, health services and information technology industries. Bay Area workers hoping to land well-paying jobs in the region must generally possess a four-year degree. The above-average increasing returns on education (the higher the education attainment level, the greater the earnings) evident in the Bay Area labor market unfortunately leaves the vast majority of Far East County adults unable to compete for well-paying jobs. The proposed Brentwood Education Center would allow area undereducated working adults to take the first step in securing a generously paid profession by accessing convenient and available university transfer courses.

A new, more expansive educational center also enables Los Medanos College to better serve the educational needs of the area's large and growing historically underrepresented Latino population. The Latino population in Brentwood and Oakley is proportionally much higher compared to the County and the Bay Area region. Census 2000 data reported on **Table 4** indicates that more than 1 in four residents living in the communities of Brentwood and Oakley are Latino.

Many members of the Latino community, which served as the back bone labor for the area's once flourishing agriculture industry, are now increasingly displaced by the emerging service economy associated with local suburban development. Since the opening of the existing Brentwood Outreach Center, Los Medanos College has recognized the educational needs of the Latino community in Far East County by offering a number of English-as-Second Language (ESL) courses and a Vocational ESL program that prepares students for entry level jobs in business and retail. Both offerings proved extremely popular, generating large enrollments each semester. However, capacity constraints at the existing center restrict the expansion of the ESL offerings to meet the demand. The proposed permanent educational center would make available the necessary capacity to effectively meet the varying educational needs of the ethnically diverse communities of far eastern Contra Costa County.

#### **D. Location of Proposed Brentwood Educational Center**

The proposed Brentwood Educational Center will be located on a 17-acre site within the Vineyards at Marsh Creek subdivision area located in southwestern Brentwood. This area is currently being developed as a mixed use development situated on 481 acres of land that was once part of the sprawling 5,000 acre Cowell Ranch. The Vineyards at Marsh Creek will feature an active adult community of some 1,100 active adult units, single-family executive homes, multi-family units, and commercial, office, and retail space.

Anchoring this development will be a number of neighborhood and city parks, a proposed winery and an amphitheater. Rosenblum Cellars proposes to develop a 250,000 case winery that features a tasting room to house most of its operations now conducted at its Alameda site. The adjacent 1,000 seat amphitheater will provide a venue for attracting popular musicians and entertainers to Far East County. The winery and amphitheater, as well as the development, will be surrounded by rolling hills of Vineyards and Olive trees. The location of the proposed permanent Brentwood Educational Center in relation to Far East Contra Costa County and the existing Brentwood outreach operation is presented on **Map 5**. The site location of the proposed permanent Brentwood Center parcel in relation to the planned phases of the Vineyards at Marsh Creek Development, is depicted on **Map 6**. **Exhibit 2** and **Exhibit 3** illustrate the parcel map and the conceptual site plan, respectively, for the proposed permanent Brentwood Education Center site.

The College District submitted an updated Letter of Intent (LOI) for the proposed Brentwood Education Center site to be re-located to the Vineyards at Marsh Creek site September 2009. The California Community Colleges Chancellor's Office approved the LOI in October 2009. The California Postsecondary Education Commission followed with their review and approval February 2010. The LOI and approval letters are presented in **Appendix E**.

## **II. ENROLLMENT PROJECTIONS**

Full Time Equivalent Student (FTES) enrollments at the opening of the proposed Brentwood Education Center, scheduled for fall 2017, will be robust and substantially in excess of the 500 Full Time Equivalent Students (FTES) annual enrollment threshold level required by Title 5 Regulations that implemented Senate Bill 361. According to the Department of Finance, Demographic Research Unit's (DRU) approved projections, Fall 2017 opening FTES enrollment is likely

to exceed 877, which will produce an annual FTES level that will be more than three times greater than the required threshold level specified in the Title 5 Regulations. The Brentwood Center Service Area Population and Enrollment Projections Study included projections based on a growth driven model and a facilities driven model. Fall 2017 headcount enrollment at the newly established educational center will reach a projected total of 3,935. A copy of the DRU approval letter showing fall headcount and FTES, Weekly Student Contact Hours (WSCH) and WSCH/Enrollment projections through 2017 is provided as **Exhibit 4**.

## Exhibit 4 Copy of the DRU Enrollment

### Projections Letter



DEPARTMENT OF  
**FINANCE**

ARNOLD SCHWARZENEGGER, GOVERNOR

915 L STREET ■ SACRAMENTO CA ■ 95814-3706 ■ WWW.DOF.CA.GOV

January 11, 2010

Tom Beckett  
tBP/Architecture  
1000 Burnett Avenue, Suite 140  
Concord, CA 94520

Dear Mr. Beckett:

The Demographic Research Unit has reviewed and approves the enrollment projection for Contra Costa Community College District's Brentwood Center. The reviewed Service Area Population and Enrollment Projections Study includes projections based on a growth driven model and a facilities driven model. In the following table, years 2009–2013 are produced by the facilities driven model and 2014–2017 by the growth driven model.

Contra Costa Community College District, Los Medanos College				
Brentwood Center				
Year	Fall Enrollment	WSCH/Enrollment	WSCH	Fall FTES
2008 actual	2,317	6.95	16,093	536.4
2009	2,386	6.90	16,462	548.7
2010	2,485	6.81	16,912	563.7
2011	2,605	6.81	17,707	590.2
2012	2,719	6.81	18,472	615.7
2013	2,804	6.81	19,042	634.7
2014	3,465	6.68	23,160	772
2015	3,629	6.69	24,270	809
2016	3,777	6.69	25,260	842
2017	3,935	6.69	26,310	877

We extend our best wishes for the success of the center.

Sincerely,

Mary Heim, Chief  
Demographic Research Unit  
Department of Finance

cc: Frederick Harris, Assistant Vice Chancellor, CCCCCO  
Mary Just, Facilities Planning Specialist, CCCCCO  
Stacy Wilson, Facility Review Coordinator, CPEC  
Frank Baratta PhD, tBP/Architecture

## **A. Scope and Methodology**

The enrollment projections summarized within **Exhibit 4** are based on a detailed and comprehensive examination of the proposed Brentwood Education Center's service area general, adult, and potential student population study conducted in November 2009 by Frank S. Baratta, PhD. Findings from the resulting demographic study presented below have been summarized from **Appendix A** (*Los Medanos College Brentwood Center Service Area Population and Enrollment Projections Study*), which was submitted in its entirety to the DRU for review, comment and approval. The population and enrollment projections clearly support the establishment of the proposed center and generally follow conservative population and projected enrollment estimation procedures.

Ten census tracts located within the sub regional areas of Antioch, Bethel Island, Brentwood, Byron, Discovery Bay, Knightsen, and Oakley, delineate the service area of the proposed Brentwood Center. These areas are within reasonable commuting times and collectively form the far eastern portion of the District-wide service area. Previously presented **Map 2** illustrates the District's distinct service areas and **Exhibit 5** provides a geographical location of the specific census tracts used in formulating the enrollment projections. Detailed maps of the ten Census Tracts that define the proposed Brentwood Center service area are provided in **Exhibit 6**.

Past, current, and projected general/adult population totals, at the county and sub-regional level, were from several sources: 1) the Association of Bay Area Governments (ABAG) Projections 2003 report and related ABAG Projections 2003 by Census Tract files for Contra Costa County; and 2) the State Department of Finance (DOF) E-4 county population estimates reports for the 1990-2004 period and DOF P1 county projections report for the 2005 to 2050 horizon years.

County statistics are appropriate for this analysis since the boundaries of the county and of the Contra Costa Community College District are coterminous in all relevant areas. **Table 5** summarizes these totals.

It should be noted that ABAG projected population totals are the most conservative and reliable figures available. They are based on a forecasting methodology that more closely predicted the 1990 and 2000 county census total than other models. Specifically, ABAG's forecasting model under-predicted the 1990 county census total of 803,732 by 13,532 (a margin of error of 1.7% and under-predicted the 2000 county census total of 948,816 by 6,916 (a margin of error of 0.7%). These were the smallest margins of error found among the various forecasting models used by federal and state agencies to predict the population growth of the county for the specified periods.

## **B. Forecasting Enrollment and FTES for CCCCDC and Los Medanos College**

Actual CCCCDC fall enrollment/FTES totals and forecasted CCCCDC fall enrollment were provided by the California Community Colleges Chancellor's Office Fiscal Services Unit and Research Unit.

An analysis of the various relations between the different data arrays displayed in **Tables 6-9** revealed several significant findings and resulted in the following:

1. CCCCDC 2000-2008 fall totals were found to be related to corresponding data arrays for CCCCDC fall FTES ( $r=.86$ ), CCCCDC year totals ( $r=.89$ ), and Los Medanos College fall totals ( $r=.81$ ). Hence, the 2000-2017 data vector defining the District's fall totals was used to forecast the 2009-2017 entries for the first two covariates (i.e., CCCCDC fall FTES and CCCCDC year totals). The 1990-2017 data vector for the District's fall totals was used to

make 2009-2017 projections for the third covariate (i.e., LMC fall FTES). Specifically, a linear regression function incorporating the *least square criteria* was used to fit a straight line to the actual data arrays of these covariates. The equation was expanded to include CCCCCO's forecasted CCCCCD fall enrollment totals (x) one-year-at-a-time for the 2009-2017 horizon years; with the inclusion of each fall total, the equation was used to project the corresponding value for the three covariates [i.e., CCCCCD's fall FTES (y<sub>1</sub>), CCCCCD year totals (y<sub>2</sub>), and LMC fall FTES (y<sub>3</sub>)].

2. LMC 1992-2009 fall totals were found to be significantly related to LMC fall FTES ( $r = .76$ ) and LMC 2000-2008 fall totals were strongly related to LMC year totals ( $r = .94$ ). Accordingly, fall totals were used to forecast the 2009-2017 column entries for the latter two covariates in the same manner that was been done for the first set of findings.

3. LMC 2000-2008 fall FTES totals were found to be significantly related to LMC annual FTES ( $r = .65$ ) and consequently used to forecast the 2009-2017 column entries for this covariate.

### **C. Forecasting Enrollment and FTES for the Los Medanos Brentwood Center**

Developing forecasts for the Brentwood Center proved problematic for two reasons. First, the enrollment trend lines for the Center and the ones provided to the District by CCCCCO do not correlate significantly enough to be useful. Additionally, none of the enrollment data arrays developed for Los Medanos College, which are tied to the baselines provided by CCCCCO, correlate with any of those obtained for the Brentwood facility. Using such data in this study's regression equation would result in unreliable forecasts for the Center.

Second, the baseline that can be used to forecast enrollment at the Brentwood Center is driven by projected adult population growth for the area, and using said baseline carries with it the assumption that existing facilities at the Center can accommodate forecasted growth. As is known, Los Medanos College is moving to expand the Center's facilities so that it can meet fully the student demands it is receiving and expects in the future. Currently, the Brentwood Center is operating close to its maximum capacity or soon will be. Thus, any forecasts about the number of students the Center will be enrolling that are based solely on adult population growth will have to be adjusted or discounted in light of present and growing facility limitations which place a ceiling on enrollment levels. How might this adjustment be done?

The Brentwood Center has generated over 500 FTES annually since 2002 and has begun to achieve as much during its fall semesters as shown on **Table 10**. This productivity level meets the standard required of State approved centers. The usual purpose of forecast studies like the present one is to show that a center can generate over 500 FTES each term or academic year and thus justify being given State Center status. Since this threshold has been achieved, there is no need to prove that it can. There is only one question that needs to be addressed at this point: "How much will the Brentwood Center grow in terms of its FTES given current facility restrictions." An argument is needed that will help to determine the range within which forecasts for the Brentwood Center must fall given present facility restrictions and to specify what these would be.

**At the very least**, one can expect the Brentwood Center to continue to produce the FTES levels that it is presently generating given its current service capacity.

Determining the maximum FTES level the Center can generate given its facility restrictions is problematic. One can assume that a ceiling on the Center's growth would eventually be reached at some point in the future if current facilities are not

expanded or no new facilities are brought forth. The existing Brentwood Center has been incrementally expanded in 2007 and 2009, from 17,500 gsf to 21,522 gsf: an increase in facilities space of approximately 23%. However, at some point, it will not be able to accommodate the student demand the county's growth would bring. How many years into the future before the Center reaches this ceiling? At this point, we know the facility utilization is nearly 85%. **At most**, forecasts for the Brentwood Center cannot be expected to exceed the growth that can be forecasted for it--if indeed the Center will be operating at maximum capacity in the near term or foreseeable future.

Is there a **defensible midrange** for Brentwood forecasts? In this study, the tactic taken to find this midrange involved a two-step process: (1) the county adult population, growth trend lines provided by DOF were used to forecast enrollment and FTES levels for the Brentwood Center; and (2) the midpoints between each of these forecasts and the relevant current levels of headcount or FTES were determined. These midpoints are **conservative estimates** of what the Brentwood Center will likely generate over the coming years given existing productivity levels, facility restrictions, and the expected gradual expansion or development of new facilities. For example, if the growth driven model forecasts that the Center will generate 561 FTES for the Fall 2009 semester (an increase of 24.6 over the Fall 2008 semester), then this projected growth would be discounted by 50% and it would be estimated that the Center would grow by half as much or generate 548.7 FTES instead (an increase of 12.3).

This is a very conservative position, especially in light of the fact that the Brentwood Center has been growing at a higher rate than the county adult population, the student populations of the District, and LMC. Also, it incorporates the notion that the Center's physical facilities cannot keep up step-for-step with the student growth the District and LMC will accommodate **over the long run**.

However, as its facilities are expanded or replaced in the next five years, with permanent and more comprehensive facilities, the Brentwood Center is expected to accommodate student growth demands more so than it presently does, but perhaps not as fully as would be ideal.

In this way, the forecasts made incorporate the fact that the Brentwood Center has achieved qualifying FTES levels, and they stay within the boundaries of current realities, as well as future ones that cannot be exceeded given facility restrictions.

As mentioned earlier, area growth data can be used to forecast Brentwood enrollment. Specifically, the 2001-2008 County Adult data array (see Table 1) strongly correlates with Brentwood fall enrollment data ( $r=.98$ ). For this same period of time, fall unduplicated enrollment totals for Brentwood were also found to strongly correlated with fall FTES ( $r=.99$ ) and its full year unduplicated headcounts ( $r=1.00$ ). Relatedly, Brentwood fall FTES strongly correlated with full year FTES ( $r=1.00$ ). Accordingly, the 2001-2017 County Adult data array was used to forecast the 2009-2017 entries for Brentwood fall enrollment, and the resulting enrollment data array was used to forecast the Center's fall FTES and full year totals for the same time interval. In a similar manner, fall FTES was used to forecast full year FTES.

**Tables 10 and 11** summarize the results of the foregoing procedures: the forecasts arrived at by said discounting procedure (the **“facilities driven” model**), and the projections given by the forecasting approach used in this study and outlined earlier (the **“growth driven” model**). It is not clear as to how long it will be until the new permanent facilities are completed at the Brentwood Center. It has been estimated that it could take 3-5 years. The facilities driven forecasts for the Center were therefore made five years out. Thereafter or the year after said facilities are completed, the forecasts given by the growth driven model apply.

Historical records and enrollment forecasts give evidence that the Los Medanos College Brentwood Center will continue to enroll the requisite number of students needed to produce FTES levels required of state-approved educational centers.

Student demand for Brentwood services is expected to grow substantially over time given the dynamic demographic growth patterns that have been observed for Contra Costa County as a whole and the eastern sector in particular. Whether or not the student projections are realized will depend on a myriad of factors: the state of the economy and its workforce demands; the course offerings that potential students perceive as relevant to their educational goals and that are available at convenient times; the presence of requisite faculty, appropriate facilities and student services; the manner in which educational programs and services will be delivered in the future; student financial aid policies; federal/state/county support of education; and the competition from other training centers or educational institutions.

### **III. ALTERNATIVES**

Far East County's considerable population growth, demographic and geographic characteristics are but a few important factors that substantially limit available alternatives for accommodating enrollment demand. A detailed discussion on how these factors adversely impact the California Postsecondary Education Commission (CPEC) suggested alternatives specified in their guidelines for reviewing proposed educational centers follows.

#### **A. Expansion of Existing Institutions Within the Region**

Significant growth is diminishing available capacity over time throughout the District. According to the District's 2012-2017 Five-Year Construction Plan, the Districtwide availability of laboratory space is at 92% and decreasing below 90% in future years.

For Academic Year 2015-16, capacity/load ratios for laboratory space will be at 87%, indicating that District needs additional capacity to accommodate enrollment demand. The District, however, is not the alone in experiencing capacity constraints in the Bay Area. CPEC's updated report on community college enrollment demand by region (CPEC report 05-03) indicates that the San Francisco East Bay region is likely to experience space shortages through 2013. Absent region-wide appreciable increases in physical capacity, CPEC estimated that by the end of fall 2005, the east Bay region will likely have realized a FTES capacity deficit of 8,111. By 2013, the FTES space deficit is forecasted to grow to 20,808. Findings from the CPEC report make it clear that physical space in the East Bay region is in short supply. Thus, expanding area campuses to accommodate Far East County enrollment demand is not a viable option since existing colleges are themselves facing capacity shortages. Traffic congestion and local topographical features further diminish the possibility of redirecting Far East County growth to neighboring campuses, such as Delta College. As previously stated, students commuting on State Highway 4 spend considerable time on the road attempting to reach Los Medanos College since traffic congestion continues to worsen. Other campuses within the region are similarly inaccessible. Area topographical features like Mt. Diablo and the Sacramento-San Joaquin Delta put neighboring district campuses like Chabot, and Solano Colleges beyond the reasonable reach of far eastern Contra Costa County residents.

**B. Increase Utilization of Existing Institutions, Particularly in the Afternoon and Evenings, and During the Summer Months**

Both Los Medanos College and the Brentwood outreach center are extensively utilized. Instructional services are offered throughout the day, during weekends, and in the summer months. The proliferation of courses available in the evenings at Brentwood operation is summarized within **Appendix B**, the Fall 2010 Los Medanos College Brentwood Center Schedule of Classes (excerpt).

**Appendix C** provides a copy of the Spring 2011 Los Medanos College Brentwood Center Schedule of Classes (excerpt). Brentwood also offers a Weekend College.

Fall 2010 instructional offerings covered such disciplines as Administration of Justice, Business, Computer Science, Drama, English, Math, and Philosophy. Although the center has realized additional space efficiencies with building space additions and the implementation of the above mentioned enrollment management practices (i.e., week-end college and summer offerings), enrollment demand at the center continues to grow and create capacity constraints. The parking limitations at the existing center are another problematic factor in accommodating the growing enrollment demand. The effective solution in realizing additional capacity is now beyond enrollment management practices and the physical characteristics and limits of the leased facility and centers on building a more expansive permanent educational center.

### **C. Sharing Space with Other Institutions**

As noted before, most community college districts throughout the East Bay region are also experiencing capacity constraints of varying degrees as demonstrated by the FTES capacity deficits reported in the CPEC report 05-03. Thus, nearby campuses do not have surplus capacity necessary to implement shared instructional operations. Los Medanos College, however, is committed to partnering with other higher education institutions when possible. Currently, the College maintains a concurrent enrollment program with the University of California, Berkeley (UCB). This program permits access to UCB classes so that eligible students may test their potential for success in a university setting and/or allow students to take required courses at the University that may not be available at the Los Medanos campus. Los Medanos also offers cross registration and dual admissions to California State University, East Bay.

The Cross Registration Program allows eligible students to enroll concurrently at CSU East Bay and provides the opportunity to take required exploratory courses at a baccalaureate institution. The Dual Admissions Program, on the other hand, is intended for first time College students who wish to start their baccalaureate degree at a community college and, upon completion of the requirements for transfer, enroll at CSU East Bay. Important advantages of participating in the program are the waiver of the CSU application fee, and the opportunity to obtain access to CSU East Bay libraries, computer labs, and campus events. The District's commitment to realize instructional capacity by partnering with other institutions is evident in its extensive use of such facilities as middle and high schools, hospitals, churches, and private vocational education providers. A list of the District's diverse instructional delivery locations is listed as a part of the District's 2012-16 Five-Year Construction Plan which is included as **Appendix D**.

#### **D. Use of Nontraditional Modes of Instructional Delivery**

Los Medanos College expands access to higher education by delivering instructional services through on-line distance education and by offering short-term courses designed for students working fulltime. Although the academic offerings available through both nontraditional instructional delivery methods are limited, Los Medanos continues to expand the depth and breadth of on-line course offerings, which are listed within the fall 2010 and spring 2011 schedule of classes in **Appendix B** and **Appendix C**, respectively. It should be noted, however, that certain nontraditional instructional delivery modes such on-line distance learning are primarily ill-suited for a large percentage of students residing in the Brentwood Education Center service area. A significant proportion of Far East County residents are first generation college students, or have never attended college. Many are fluent only in Spanish or other non-English languages.

Arguably, first generation students from such backgrounds benefit from intensive student support services and from innovative pedagogical approaches delivered in traditional brick and mortar classroom settings. Given this need, the College's distance education program thus functions as a complement to the more conventional classroom delivery mode and is by no means a suitable alternative method for providing educational services to areas large first generation college students.

#### **E. Private Fund-raising or Donations of Land or Facilities**

The Cowell Foundation donated to the District a 30-acre parcel in the Cowell Ranch area of southwestern Brentwood to establish the proposed Brentwood Educational Center. The site proved to be less desirable than the Vineyards at Marsh Creek site, which was directly across the highway from the Cowell Ranch parcel. The College District and Vineyards developers negotiated a reduced, cost effective solution to the District re-locating the proposed Brentwood Center site to the Vineyards at Marsh Creek subdivision. The District agreed to purchase the parcels (**Exhibit 2**) at the Vineyards subdivision for \$4,803,488 and the Agreement for purchase and sale and Grant Deed (Fee Title) is attached as **Appendix F**. The District used Measure A local bond monies to purchase the property for the Brentwood Education Center, which will substantially enhance the financial viability of the proposed center since the District and State will realize considerable site-acquisition and infrastructure cost savings totaling millions of dollars.

### **IV. ACADEMIC PLANNING AND PROGRAM JUSTIFICATION**

The academic programs offered at the existing Brentwood operation are grounded in the mission of its parent campus, Los Medanos College. Since its founding in 1974, Los Medanos is committed "to increase the knowledge, to improve the skills, and enhance the lives of our students and our community."

Today, that spirit is evident in the Brentwood Outreach Center's dedication to delivering high quality instructional services. The Outreach Center offers a balanced academic offering, ranging from a wide breadth of courses in traditional liberal arts disciplines to vocational education in a number of professions in demand in the local labor market. A sample of the breadth of the center's course offerings is illustrated in previously referenced **Appendices C and D**.

Academic planning for the proposed Brentwood Center will be guided the mission of the parent campus and will focus primarily in growing the core disciplines now offered at the Outreach Center: English, Math, Spanish, and the natural sciences. Growth in general education and transfer courses planned for the new center include:

- Expanding the full programs in English, Math, and Spanish with centralized Labs and technical staff;
- Adding chemical/physical and biological sciences/labs to the Science area to meet the needs of students wishing to enter allied health occupations;
- Expanding Environmental Science with possible specializations in Agricultural or Viticultural;
- Expanding the music, drama, and art areas with lecture/theatre/ multi use space to facilitate a fine arts curriculum; and  Expanding human performance classes to meet the interest of the community with a dedicated lab for physical fitness and dance.

Offerings in vocational education will include expanding the Vocational English-as-Second Language Program designed to assist non-native English speaking individuals in the area to improve their job skills and assist them with job search. Other initiatives planned for this program include: expanded library services; expanded partnerships with adult education, and local high schools; One-Stop Career Centers; Workforce Development agencies and other community organizations. In addition, close working relationships with the growing business community will be expanded.

- Offer Certificates in Office Technologies, Real Estate and Accounting;
- Institute a Child Development program with a potential Child Care facility;
- Add to the Administrative Justice and Fire Science programs by dedicating specialized classrooms/labs and offer possible EMS/EMT and CNA programs;
- Complement the Computer Science/Business programs with teaching lab facilities; and
- Initiate planning efforts for developing new career occupational programs in such areas as Gerontology, Certified Nursing Assistant, Medical Assisting, and Retail Management.

Other academic related initiatives planned for the proposed center include the establishment of an AM College that provides students an opportunity to enroll in a 3-unit course one morning a week (Friday). This is ideal for adults who are not able to schedule course during the evening or regular day format while increasing the utilization of the facilities on Friday AM hours. The proposed new center could also feature an expanded Weekend College to include Saturday AM courses in General Education/Transfer and Occupational Education.

Plans to institute a contract education partnership with local employers will be incorporated as part of the Weekend Offering.

Leadership of the academic organization for the permanent Brentwood Center will be provided by a management dean who will report directly to the Los Medanos College President. Currently an outreach coordinator manages the academic organization for the Brentwood Center. The College is in the process of reassigning a management dean to manage the outreach operation and ultimately the permanent Brentwood Education Center. The Dean will be in place by June 2011. An organizational chart for the campus is illustrated in **Chart 2** and an organizational chart for the Brentwood Center is illustrated in **Chart 3**.

## **V. STUDENT SERVICES AND OUTREACH**

Student service offerings at the Brentwood Outreach Operation, like academic planning, reflect the guiding mission of the parent campus. The planning and development of student services for the proposed Brentwood Educational Center will thus reflect the Los Medanos Colleges' philosophy "...that student services are an integral part of the student's educational experience from the initial recruitment through the attainment of educational goals." The College's student services mission also recognizes that "student success depends on the collaboration and cooperation of instructional areas and student services, which fosters appreciation of the ethical, cultural, and aesthetic heritage of humanity."

As discussed in previous sections, a large proportion of students from Far East County are first-generation college students. In order to increase their educational success, the Brentwood Outreach Operation offers an array of on-site student service that will be expanded at the proposed educational center. At the Center, students can already register, add, drop, and pay for classes; receive academic counseling, financial aid and Extended Opportunity Programs and Services (EOP&S) and Disabled Students Programs and Services (DSP&S) by appointment.

Students also receive on-site tutoring services through the existing math lab and obtain drop-in assessment testing for placement in suitable English and Math courses. The Center also has a Center for Academic Support, where students can register for one-on-one appointments with a Reading and Writing Consultant. The Center has an active student “Rotoract” club that is Rotary for college students. This student club organizes and participates in activities that benefit the community, such as their blood drive and food basket campaigns. A student government group at the Center meets regularly and actively posts flyers and other informational items for students attending the Center. Latino students meet with staff in informal groups, to discuss and address issues and needs. On-site academic advising for CSU East Bay and UC Davis is also available during each term. The outreach operation also offers convenient on-site bookstore services during the start of each term. Students may also make appointments for student service needs at the main campus. A sampling of the Student Services information and services available to Outreach Center students is assembled as **Appendix G**.

All existing on-site student support services are centrally administered from the parent campus, and will continue to be as the extent and availability of these core student services are increased proportionately with enrollment demand and available facilities at the proposed new educational center. Specific expansion plans for student services that will occur within the first five years of the proposed center's opening include:

- A full complement of counseling services for both day and evening coverage;

- Permanent, full-time financial aid and EOP&S personnel assigned to the center;
- On-site Disabled Students Program and Services (DSP & S) personnel available on an appointment basis;
- Expanded and formalized student government and club activities that allow for student involvement in special activities related to student leadership, community relations, volunteerism and career/major interest groups; and
- On-site child care services

In addition to the core student services listed above, the college will also offer targeted support services to historically underrepresented groups through a number of programs currently administered from the main campus. In addition to the EOP & S program that encourages the enrollment, retention and transfer of students limited by language, social, economic and educational disadvantages, historically underrepresented students could access Puente Program services. The mission of this program is to increase the number of Mexican American/Latino students transferring to four-year colleges and universities by offering specialized English courses, academic counseling, and mentoring services with successful community leaders.

The Hispanic-Serving Institution Program (HSI) Title V will address and design activities to ensure the success of Hispanic and other students by providing services to improve persistence in reaching their educational goals. This grant offers LMC the opportunity to serve the growing minority population in East County. The objectives of HSI will be to increase the numbers of students completing ESL courses, encourage certificate completions, and provide opportunity for transfer with the assistance of HSI staff and faculty.

Lastly, college recruitment services to historically underrepresented groups as well as the general community of Far East County will be coordinated through the Los Medanos Student Outreach Office. The Outreach Office provides general information on all aspects of college admission, registration and academic programs to high school, school age children and East County residents in general. Information is provided to prospective students via workshops, and presentations at local schools. Additional workshops and presentations are provided throughout the community in such venues as community centers and educational agencies. The Outreach Office also offers recruitment services to students in middle school and 9th and 10th graders by providing presentations designed to motivate and inform these students of the many opportunities available in higher education.

Additional community outreach initiatives tailored to the unique needs of the Far East County population and administered from the proposed Brentwood Educational Center include:

- Co-sponsoring community education programs with the retirement community;
- Instituting a National Issues Forum;
- Conducting outreach sessions for parents and families; and
- Cosponsoring activities with various community agencies.

## **VI. SUPPORT AND CAPITAL OUTLAY BUDGET PROJECTIONS**

### **A. Time Schedules, Space Allocations and Cost Schedules**

The proposed Brentwood Educational Center situated in the Vineyards at Marsh Creek development will total 56,615 Assignable Square Feet (ASF) with development scheduled over two phases. The proposed Center is scheduled to open in Fall 2017 with the completion of Phase I totaling 27,940 ASF. Buildout is tentatively set for 2020. A detailed time schedule for Phase I development is presented in **Exhibit 7** and **Exhibit 8** details ASF space allocations by designated programs for both Phases I and II.

A combination of both local Measure A bond monies and state capital outlay funds will be used to finance Phase I. As previously indicated, the District is purchasing the proposed Brentwood Education Center improved site with local funds, with no state costs for site acquisition and off-site infrastructure. Approved by District voters on June 2, 2006, Measure A provides the District \$287 million to refurbish aging facilities, build new facilities to accommodate growth, and purchase much need equipment for classrooms. Measure A local bond funds will also be supplemented with state capital outlay funds to finance Phase I costs associated with plans and working drawings (\$1.93 million), construction (\$20.3 million), and equipment purchases (\$2.5 million). It is anticipated that Phase II will be funded entirely with state capital outlay monies. A ten-year tentative capital outlay budget for Phase I and II is provided as **Exhibit 9** and a Cost Summary of Phase I along with information illustrating unit cost per ASF and an anticipated detailed time schedule is included in **Exhibit 10**.

### **B. Financial Resources and Budgeting Practices**

Contra Costa Community College District (District) has demonstrated its commitment to maintaining a balanced budget and adequate reserves.

The District adopted a new allocation model based on SB 361 that aligns the expenditures to the revenues as part of the overall financial plan to maintain fiscal stability. Another action includes the establishment of an irrevocable trust to set aside funding for the Other Post-Employment Benefits (OPEB) obligations in FY 2008-09. The District has also set aside \$58 million toward the OPEB liability and continues to fund \$1 million annually to the liability.

The District's Governing Board has required and maintains a 10% reserve through board policy (BP 5033) and procedure (Business Procedure 18.02). At the end of fiscal year (FY) 2009 -10 the District's audited Unrestricted General Fund balance was \$28.5 million, which represents a 16.8% reserve over expenditures. This represents an increase in reserves from the \$7.9 million in reserves in FY 2002-03 as noted below.

FY 04-05 - \$10.7 million

FY 05-06 - \$16.4 million

FY 06-07 - \$20.6 million

FY 07-08 - \$27.4 million

FY 08-09 - \$29.4 million

The District has maintained a collegial negotiating environment using "Interest-Based Bargaining", and all parties share a mutual interest in the District maintaining fiscal stability through the current difficult budget reductions.

### **C. General Obligation Bonds**

With respect to the budget for capital projects, in 2006, the voters of Contra Costa County gave the District approval for the issuance of \$286.5 million in General Obligation Bonds.

Some of this bond money has been earmarked for the planning and design of the Brentwood Education Center. Once the site acquisition and state approvals of the Brentwood Education Center, as a “recognized” educational center, have been completed, the District anticipates funding from the State for the cost of construction in combination with some local matching funds. The recognized educational center will be a satellite of Los Medanos College, and will therefore be a subcomponent of that College's overall budget. In the event of unanticipated construction overruns, Los Medanos College does receive \$450,000 in annual Redevelopment Agency funding, which could be used to finance any additional costs. With respect to center operations, it is expected that the new center will generate sufficient FTES to earn apportionment funding to cover its operational needs.

**D. Anticipated Funding for the Brentwood Education Center**

Based upon Contra Costa CCD's financial condition and budgetary abilities, it is anticipated that the new Brentwood Education Center campus will be funded from a combination of the following sources:

1. Measure A local bond funds
2. State Capital Outlay funds
3. District general funds

To meet the growing population and enrollment demands in far East County, development of a permanent recognized Educational Center in the Brentwood area is deemed essential. An initial project cost shown on **Exhibit 9**, Ten Year Tentative Capital Outlay Cost Schedule, notes that the District will fund approximately \$4,803,488 million for site acquisition and off-site infrastructure costs. For Off-site and On-site Infrastructure and Development, State and Local match funds in the amount of \$3,952,064.00 are necessary to complete the work.

State and Local match funds of approximately \$20 million would be required to complete constructing and providing equipment for completion of the first phase. Of the approximately \$24.5 million overall to acquire the site and construct Phase I, the Local Fund contributions will be approximately \$7.4 million (30%).

The proposed District projected capital outlay and support costs for the Brentwood Center are summarized in **Table 12**. Cost increases for staffing and operations will be offset by base apportionment and FTES income due to Los Medanos College and Brentwood Education Center enrollment.

## **VII. GEOGRAPHIC AND PHYSICAL ACCESSIBILITY**

Situated southwest of downtown Brentwood, the site being acquired by the College District for the Brentwood Center, is centrally located from most Far East County communities. The site is also located only a few miles from downtown and the existing outreach center. Access to the permanent site has been significantly enhanced by the State Highway Route 4 Bypass, which was recently completed. Designed to mitigate traffic congestion on existing Highway 4 that runs through the heart of Brentwood, the Bypass facilitates east/west traffic movement in and around Far East County. As previously illustrated on **Map 5**, the Route 4 Bypass runs directly adjacent to the site, allowing convenient vehicle access to the proposed center. The site is also prominently located near other local major roadways, such as Marsh Creek Road and Walnut Boulevard.

In addition to facilitated access by the Highway 4 Bypass, the proposed Center will also offer private vehicle commuters sufficient parking facilities (1,366 stalls) with ample designed spaces to accommodate disabled students, both of which are in constant short supply at the existing Outreach Center. Public transportation will also serve the Center, giving commuter students transportation options suitable to their budgets.

The Tri Delta Transit Authority provides extensive public transportation bus service throughout East and Far East County, including Los Medanos College, Brentwood Outreach Center and currently to a number of areas in very close proximity to the permanent Brentwood Center site. **Appendix H** includes: a Tri Delta Transit system map, local route fares; bus stops and example bus trip itineraries for trips from Los Medanos College to existing Brentwood Outreach Center; and from the Outreach Center to a location that is located within several blocks of the proposed permanent center site. The District will begin negotiations with Tri Delta Transit planners once the permanent center site receives state approval, to provide a readily accessible bus stop at or very near the new center.

## **VIII. EFFECTS ON OTHER INSTITUTIONS**

Deleterious effects to enrollments of neighboring community college campuses associated with establishment of the proposed Brentwood Education Center are deemed to be minimal or non-existent. As previously noted, the CPEC updated report on community regional enrollment demand notes that the East Bay region lacks capacity to accommodate enrollment demand. According to CPEC, this region is likely to realize a FTES capacity deficit of 8,111 in fall 2005. Absent significant increase in available capacity, the region's FTES deficit is estimated to surge to 20,808 by fall 2013. With most regional campuses facing capacity constraints, it is unlikely that the proposed Center will negatively impact neighboring campuses. If anything, the proposed Center may help to alleviate some of the region's capacity pressures.

Area topographical features like Mt. Diablo and the Sacramento-San Joaquin Delta further work to mitigate potential enrollment impacts on neighboring campuses and districts.

Contiguous community college districts, and others that are nearby, include San Joaquin Delta (Delta College and proposed Mountain House Educational Center; Chabot (Las Positas and Chabot Colleges); Peralta (College of Alameda, Laney, Merritt and Vista); Marin (College of Marin); Napa Valley College; and Solano County (Solano College and proposed Vacaville and Vallejo Centers. The location of these districts in relation to Contra Costa is displayed on **Map 6**.

Letters of support for the proposed Brentwood Educational Center have been received from community college districts such as: Chabot/Las Positas CCD, San Joaquin Delta CCD, Peralta CCD, Solano CCD and Marin CCD that are contiguous to Contra Costa CCD.

Letters of support, along with many others, have also been received from the following local community and educational leaders:

- Mary Nejedly Piepho, Supervisor, District III and Vice Chair of the Contra Costa County Board of Supervisors
- Federal D. Glover, Supervisor District Five, Contra Costa County Board of Supervisors
- Robert Taylor, Mayor for the City of Brentwood
- James D. Davis, Mayor City of Antioch
- James L. Frazier, Jr., Mayor City of Oakley
- Tobi Laird Benz, President of the Board of Education for the Brentwood Union High School District
- Dr. Merrill M. Grant, Superintendent of the Brentwood Union School District

- Daniel M. Smith, Superintendent of the Liberty Union High School District
- Brenda Swisher, Superintendent of the Liberty Union High School District
- Diane Gibson-Gray, President of the Antioch Unified School District Board of Trustees
- Dr. Donald Gill, Superintendent of the Antioch Unified School District
- Larry Polk, President of the Oakley Union Elementary School District Board of Trustees
- Dr. Richard Rogers, Superintendent of the Oakley Union School District
- Elaine Landro, President of the Byron Union School District Board of Trustees
- Ken Jacopetti, Superintendent of the Byron Union School District

The letters of support for the proposed Brentwood Education Center are included in **Appendix J**.

**Map 6**, visually shows that both the Inland Bay and Delta separate Marin, Sonoma, Napa, and Solano community college districts from the permanent site selected for the Brentwood Center. Neighboring districts to the southwest such as Peralta and Chabot are separated from the permanent site by topography and Mt. Diablo. The remoteness of the permanent site in Far East County, in relation to these adjacent districts and to the parent campus, is further exacerbated by traffic congestion on State Highway 4 and Interstates 580 and 680. Development in Far East County has created gridlock traffic conditions throughout the day on Highway 4, the area's major east/west connector. Approximate distances and driving times from neighboring colleges are provided as **Table 13**.

Of the adjacent campuses noted on **Table 13**, only San Joaquin Delta's proposed Mountain House Education Center could be subject to further scrutiny regarding possible impacts. However, even that proposed institution is approximately 30 miles and 42 minutes driving time, during non-peak rush hour traffic, from the preferred Brentwood site, and projections of enrollment growth from both districts should rule out any adverse circumstances. The two districts are already engaged in dialogue and joint planning assures that no duplication of costly programs will occur.

## **IX. ENVIRONMENTAL IMPACT**

**RBF** Consulting of Walnut Creek Completed an environmental impact report, SCH # 2003062019 for the City of Brentwood's Vineyards at Marsh Creek project in November 2003. The report included the Brentwood Center, based upon the original 30-acre parcel dedicated to the Contra Costa CCD for the Center. That parcel was immediately adjacent to the Vineyards project and archeological and access issues with the parcel lead to re-location of the site into the Vineyards development itself. The District worked with **RBF** Consulting to prepare a Supplemental Environmental Impact Report, SCH #2010112046 for the New Brentwood Educational Center located at the Vineyards at Marsh Creek, in February 2011. The District will work closely with the City of Brentwood to address any mitigation measures which may be identified as a result of the Supplemental EIR. A copy of the Supplemental EIR for the New Brentwood Center is contained in **Appendix I**.

As a part of the District's due diligence activities for acquisition of the Vineyard site for the proposed Center, a preliminary Geologic Hazard Evaluation of the site was conducted and a report prepared in January 2010 by ENGEEO Inc.

The study concluded that from a geologic and geotechnical standpoint, the site was suitable for the proposed Community College Center development.

Similarly, ENGeo, Inc. also prepared a Phase One Environmental Assessment Report for the proposed Center site at the Vineyards at Marsh Creek in February 2010. Based on the findings of that site assessment, the report concluded that no Recognized Environmental Condition (REC) and no historical RECs were identified for the property and no further environmental studies were recommended.

**A. Local Planning Approval**

The District has worked closely with the City of Brentwood Community Development Department, City Council and City Manager during the parcel acquisition phase, to assure that city support and coordination with the development of the Vineyards at Marsh Creek project was maintained. The Brentwood Education Center has active and enthusiastic support from the City and its residents.

**B. Aviation Requirements**

The proposed Brentwood Center site is not impacted by any known aircraft flight paths or operations from either commercial or private airfields. The closest airfield is the Byron Airport, located in the city of Byron and 4 miles south of the proposed Brentwood Center site.

**X. ECONOMIC EFFICIENCY**

This Brentwood Education Center Needs Study proposal advances economic efficiency with a number of cost savings elements. The permanent Center will be situated on land that was favorably priced by a developer for the Brentwood Educational Center and purchased by the District.

Off-site infrastructure development costs have been included with the cost of the fully developed “super pad” parcels purchased by the District, which will be further cost avoidance for State funding. On-site infrastructure, site development, construction and equipment costs totaling approximately \$29 million for Phase I, will be financed with a combination of both state and local Measure A funds. Taken together, these initiatives will result in significant cost savings to the state totaling millions of dollars.

As such, the District believes that this proposal should be given high priority as specified in the CPEC Guidelines concerning Economic Efficiency.

## **XI. SERVING THE DISADVANTAGED**

The service area of the proposed Brentwood Education Center is comprised of a very diverse population, both in race and ethnicity and socio-economic stature. The presence of affordable new and larger housing and retirement communities has brought well educated, double income families and economically stable retirees into the Far East County area of agriculture and traditionally lesser income residents. The ethnic diversity of the area has been summarized on **Table 4** and **Chart 1**, which generally indicates that the service area population for the proposed Brentwood Education Center is comprised of approximately 30% Hispanic, 6% African American, 6% Asian and 55% White. The remainder is a multicultural mix of Native American, Alaskan native, Pacific Islander and other races.

The proposed Brentwood Education Center is located within proximity to some of the lowest income residents within Far East County, particularly the city of Oakley.

The site of the proposed center is strategically located to serve the needs of all the residents of Far East County. The Brentwood Education Center has a mission and focus to serve the needs of students and communities within the entire service area of the center. However, the particular needs of immigrant and moderate income constituents with respect to adult basic learning, language and vocational skills, is apparent in the programs and services offered at the current outreach Center and will be expanded at the permanent Brentwood Center. The tutoring and Academic Success Center programs at the Brentwood Outreach Center are specific examples of these programs.

As with the entire District and center parent Los Medanos College, another key component of serving diverse students and communities is the hiring of faculty and staff that also reflect the ethnic and cultural aspects of the students and community. The staff at the College and Outreach Center is diverse and student centered and a great deal of effort for outreach and visibility to the community has taken place. The high school outreach efforts and Rotoract activities of Outreach Center students have been a demonstrated success.

It is respectfully requested that the California Community Colleges Chancellor's Office staff recommend to the Board of Governors that the Los Medanos College Brentwood Center be approved for recognized center status at the earliest date that the process can reasonable accommodate.