

**FINDINGS OF FACT AND STATEMENT OF
OVERRIDING CONSIDERATIONS**

**LONG BEACH CITY COLLEGE
2041 FACILITIES MASTER PLAN
LIBERAL ARTS CAMPUS IMPROVEMENTS**

Prepared for:

LONG BEACH COMMUNITY COLLEGE DISTRICT
4901 East Carson Street
Long Beach, California 90808

Prepared by:

CHAMBERS GROUP, INC.
5 Hutton Centre Drive, Suite 750
Santa Ana, California 92707
(949) 261-5414

February 2019

This Page Intentionally Left Blank

TABLE OF CONTENTS

	<u>PAGE</u>
SECTION 1.0 – INTRODUCTION	1
1.1 ORGANIZATION OF CEQA FINDINGS OF FACT	1
1.2 STATUTORY REQUIREMENTS.....	2
1.3 LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS	3
1.4 CERTIFICATION OF FINAL SEIR	3
SECTION 2.0 – ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION	4
2.1 PROJECT BACKGROUND AND OBJECTIVES	4
2.1.1 Location.....	4
2.1.2 Adjacent Land Uses.....	4
2.1.3 LAC Land Uses	5
2.1.4 LBCC and LAC History.....	10
2.1.5 2004 Master Plan Elements	10
2.1.6 2020 Unified Master Plan Elements	12
2.2 PROJECT DESCRIPTION	18
2.2.1 2041 Facilities Master Plan LAC Improvements.....	18
2.3 PROJECT DESIGN FEATURES	18
2.3.1 Master Plan Updates.....	18
2.3.2 Master Plan Schedule	22
2.3.3 Design Guidelines.....	23
2.3.4 Best Management Practices	24
2.4 STATEMENT OF PROJECT GOALS AND OBJECTIVES.....	24
2.5 REQUIRED PERMITS AND APPROVALS.....	24
2.5.1 Lead Agency Approval.....	24
2.5.2 Other Required Permits and Approvals	25
2.6 CUMULATIVE SCENARIO.....	25
SECTION 3.0 – CEQA REVIEW AND PUBLIC PARTICIPATION	28
3.1 NOTICE OF PREPARATION/INITIAL STUDY.....	28
3.2 NOTICE OF AVAILABILITY/NOTICE OF COMPLETION FOR DRAFT ENVIRONMENTAL IMPACT REPORT	28
SECTION 4.0 – NO ENVIRONMENTAL IMPACTS.....	30
4.1 AESTHETICS (SCENIC VISTAS, SCENIC RESOURCES, VISUAL CHARACTER)	30
4.2 AGRICULTURAL AND FORESTRY RESOURCES	31
4.3 BIOLOGICAL RESOURCES (SENSITIVE HABITAT, NATURAL COMMUNITIES, WETLANDS, LOCAL POLICIES, AND HABITAT CONSERVATION PLAN)	32
4.4 GEOLOGY AND SOILS (LANDSLIDES, SEPTIC TANKS).....	32
4.5 HAZARDS AND HAZARDOUS MATERIALS (HAZARDOUS MATERIALS SITE, AIRPORT PLAN, EMERGENCY RESPONSE PLAN, WILDLAND FIRES).....	32
4.6 HYDROLOGY AND WATER QUALITY (REDIRECT FLOOD FLOWS, TSUNAMI, SEICHE)	33

4.7	LAND USE AND PLANNING	33
4.8	MINERAL RESOURCES	33
4.9	POPULATION AND HOUSING	34
4.10	PUBLIC SERVICES.....	34
4.11	TRANSPORTATION (TRANSPORTATION PROJECT CONSISTENT WITH CEQA GUIDELINES, TRAFFIC HAZARDS, EMERGENCY ACCESS).....	35
4.12	TRIBAL CULTURAL RESOURCES.....	35
4.13	UTILITIES AND SERVICE SYSTEMS (WATER SUPPLIES, WASTEWATER CAPACITY, SOLID WASTE REGULATIONS)	36
4.14	WILDFIRE.....	37
SECTION 5.0 – LESS THAN SIGNIFICANT ENVIRONMENTAL IMPACTS.....		38
5.1	AESTHETICS (LIGHT AND GLARE)	38
5.2	AIR QUALITY (AIR QUALITY PLAN, CRITERIA POLLUTANT, SENSITIVE RECEPTOR, ODORS OR DUST)	39
5.3	BIOLOGICAL RESOURCES (SENSITIVE SPECIES, WILDLIFE SPECIES, WILDLIFE CORRIDORS, LOCAL POLICIES)	41
5.4	CULTURAL RESOURCES (HISTORIC RESOURCES)	41
5.5	ENERGY	42
5.6	GEOLOGY AND SOILS (ALQUIST PRIOLO FAULT ZONE, SEISMIC GROUND SHAKING, LIQUEFACTION, SOIL EROSION, LANDSLIDE, LATERAL SPREADING, EXPANSIVE SOIL)	43
5.7	GREENHOUSE GASES	44
5.8	HAZARDS AND HAZARDOUS MATERIALS (HAZARDOUS MATERIALS RELEASE, MATERIALS WITHIN 0.25-MILE OF SCHOOL)	44
5.9	HYDROLOGY AND WATER QUALITY (WATER QUALITY STANDARDS, GROUNDWATER SUPPLIES, ALTER DRAINAGE PATTERN, FLOODING, STORMWATER DRAINAGE, GROUNDWATER WATER QUALITY CONTROL PLAN)	45
5.10	NOISE	46
5.11	RECREATION	46
5.12	UTILITIES AND SERVICES SYSTEMS (NEW UTILITY FACILITIES, SOLID WASTE CAPACITY, SOLID WASTE REDUCTION).....	47
5.13	IRREVERSIBLE ENVIRONMENTAL CHANGES	48
5.14	GROWTH-INDUCING IMPACTS	49
SECTION 6.0 – LESS THAN SIGNIFICANT ENVIRONMENTAL IMPACTS WITH MITIGATION INCORPORATED		51
6.1	CULTURAL RESOURCES (ARCHAEOLOGICAL RESOURCES, HUMAN REMAINS)	51
6.2	GEOLOGY AND SOILS (PALEONTOLOGICAL RESOURCES)	52
6.3	HAZARDS AND HAZARDOUS MATERIALS (TRANSPORT OF HAZARDOUS MATERIALS)	53
6.4	NOISE (AMBIENT NOISE).....	54
SECTION 7.0 – SIGNIFICANT AND UNAVOIDABLE IMPACTS		55
7.1	TRANSPORTATION (LAND USE PROJECT CONSISTENCY WITH GUIDELINES, CONFLICT WITH TRANSPORTATION PLAN)	55

SECTION 8.0 – FINDINGS REGARDING PROJECT ALTERNATIVES.....	58
8.1 NO PROJECT ALTERNATIVE.....	58
8.2 REDUCED PROJECT ALTERNATIVE	58
SECTION 9.0 – FINDINGS ON MITIGATION MONITORING AND REPORTING PLAN	60
9.1 INTRODUCTION.....	60
9.2 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM.....	60
SECTION 10.0 – FINDINGS ON CHANGES TO THE DRAFT SEIR AND RECIRCULATION	67
10.1 CHANGES TO DRAFT SEIR	67
10.2 FINDINGS	67
SECTION 11.0 – STATEMENT OF OVERRIDING CONSIDERATIONS	68
11.1 SIGNIFICANT AND UNAVOIDABLE IMPACTS.....	68
11.2 OVERRIDING CONSIDERATIONS	68
11.2.1 Project Goals and Objectives	68
11.3 PROJECT BENEFITS.....	69
11.4 CONCLUSION	69
SECTION 12.0 – REFERENCES	71

LIST OF TABLES

	<u>PAGE</u>
Table 2-1: LAC Existing Building Inventory.....	5
Table 2-2: 2004 LAC Master Plan Improvements	11
Table 2-3: Eliminated Master Plan Improvements	14
Table 2-4: 2020 LAC Master Plan Improvements	14
Table 2-5: Updated 2041 Facilities Master Plan Improvements.....	20
Table 2-6: 2041 Facilities Master Plan Construction by Planned Construction Years	23
Table 9-1: LBCCD 2041 Facilities Master Plan LAC Improvements Mitigation Monitoring and Reporting Plan.....	61

LIST OF FIGURES

	<u>PAGE</u>
Figure 2-1: Regional and Local Settings	7
Figure 2-2: USGS Topographic Map	8
Figure 2-3: Existing LAC Site Plan	9
Figure 2-4: LBCC 2020 Master Plan Improvements	17
Figure 2-5: LBCC 2041 Facilities Master Plan LAC Improvements	19

This Page Intentionally Left Blank

SECTION 1.0 – INTRODUCTION

1.1 ORGANIZATION OF CEQA FINDINGS OF FACT

The content and format of this California Environmental Quality Act (CEQA) Findings of Fact is designed to meet the current requirements of CEQA and the *CEQA Guidelines*. The Final Supplemental Environmental Impact Report (SEIR) for the LBCCD 2041 Facilities Master Plan (Proposed Project) identified significant environmental impacts which will result from its implementation. Although, the Long Beach Community College District (LBCCD or District) finds that the inclusion of certain mitigation measures, as part of project approval will reduce most potential significant effects to a less than significant level, Transportation impacts will remain Significant and Unavoidable. As required by CEQA, the LBCCD Board of Trustees (Board), in adopting these Findings of Fact (“findings”), also adopts a Statement of Overriding Considerations and a Mitigation Monitoring Plan (MMRP) for the Proposed Project. The Board finds that the MMRP, which is incorporated by reference and made a part of these findings, meets the requirements of Public Resources Code (PRC) Section 21081.6 by providing for the implementation and monitoring of measures intended to mitigate potentially significant effects of the Proposed Project. In accordance with CEQA and the *CEQA Guidelines*, the District adopts these findings as part of the certification of the Final SEIR for the Proposed Project. Pursuant to PRC Section 21082.1 (c)(3), the District also finds that the Final SEIR reflects the District’s independent judgment as the lead agency for the Proposed Project.

The content and format of the CEQA Findings of Fact is designed to meet the current requirements of CEQA and the *CEQA Guidelines*. The Findings of Fact is organized into the following sections:

- **Chapter 1, Introduction** outlines the organization of this document and identifies the location and custodian of the record of proceedings.
- **Chapter 2, Environmental Setting and Project Description** describes the location and characteristics of the project site, project overview, project design standards, project objectives and benefits, and the required permits and approvals for the Proposed Project.
- **Chapter 3, CEQA Review and Public Participation** describes the steps the Long Beach Community College District (LBCCD) has undertaken to comply with the *CEQA Guidelines* as they relate to public input, review, and participation during the preparation of the Draft and Final SEIRs.
- **Chapter 4, No Environmental Impacts** provides a summary of those environmental issue areas where no impacts would occur.
- **Chapter 5, Less Than Significant Environmental Impacts** provides a summary of less than significant impacts and a finding adopting the SEIR’s conclusions.
- **Chapter 6, Less Than Significant Environmental Impacts With Mitigation Incorporated** provides a summary of potentially significant environmental effects for which implementation of identified mitigation measures would avoid or substantially reduce the environmental effects to less than significant levels.
- **Chapter 7, Significant and Unavoidable Environmental Impacts** provides a summary of potentially significant environmental effect for which no mitigation measures are identified, or

for which implementation of feasible mitigation measures would not avoid or substantially reduce the environmental effects to less than significant levels.

- **Chapter 8, Findings Regarding Project Alternatives** provides a summary of the alternatives considered for the Proposed Project.
- **Chapter 9, Findings on Mitigation Monitoring and Reporting Plan** provides a brief discussion of the Proposed Project's compliance with the *CEQA Guidelines* regarding the adoption of a plan for reporting and monitoring.
- **Chapter 10, Findings on Changes to the Draft SEIR and Recirculation** provides a brief overview of reasons for changes to the Draft SEIR and why it is not necessary to re-circulate the Draft SEIR.
- **Chapter 11, Statement of Overriding Considerations** provides a summary of all the project's significant and unavoidable adverse impacts. In addition, this section identifies the project's substantial benefits that outweigh and override the project's significant unavoidable impacts, such that impacts are considered acceptable.

1.2 STATUTORY REQUIREMENTS

The CEQA (PRC Section 21081 *et seq.*), and the *CEQA Guidelines* (the Guidelines) (14 Cal. Code Regulations, Section 15091 *et seq.*), require that:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final SEIR.
 - (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final SEIR.

In short, CEQA requires that the lead agency adopt mitigation measures or alternatives, where feasible, to avoid or mitigate significant environmental impacts that would otherwise occur with implementation of the Proposed Project. Project mitigation or alternatives are not required, however, where they are infeasible or where the responsibility for modifying the Proposed Project lies with another agency [*CEQA Guidelines*, Section 15091 (a), (b)].

For those significant effects that cannot be mitigated to a less than significant level, the public agency is required to find that specific overriding economic, legal, social, technological, or other benefits of the Proposed Project outweigh such significant effects (see, Pub. Res. Code Section 21081 (b)). The Guidelines state in Section 15093 that:

- If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered 'acceptable.'

1.3 LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS

The documents and other materials that constitute the record of proceedings upon which the LBCCD project approval is based are located at 4901 East Carson Street, Long Beach, California 90808. The LBCCD Bond Management Team is the custodian of such documents and other materials that constitute the record of proceedings. The record of proceedings is provided in compliance with PRC Section 21081.6(a)(2) and California Code of Regulations Title 14, Section 15091(e).

1.4 CERTIFICATION OF FINAL SEIR

Pursuant to *CEQA Guidelines* Section 15090, LBCCD further finds and certifies that:

- (a) The Final SEIR has been completed in compliance with CEQA;
- (b) The Final SEIR has been presented to the Board of Trustees, which constitutes the decision-making body of the lead agency, and the Board of Trustees has reviewed and considered the information contained in the Final SEIR and in the record of proceedings for the Proposed Project prior to approving the project; and
- (c) The Final SEIR reflects the Board of Trustees' independent judgment and analysis.

SECTION 2.0 – ENVIRONMENTAL SETTING AND PROJECT DESCRIPTION

2.1 PROJECT BACKGROUND AND OBJECTIVES

The LBCCD, founded in 1927, is one of the largest of the 114 California community college districts. The District comprises two campuses: the Pacific Coast Campus (PCC) located at 1305 East Pacific Coast Highway, and the Liberal Arts Campus (LAC) located at 4901 East Carson Street, the subject of this Supplemental EIR. Together, the campuses currently serve a student population of more than 24,000.

The District's goal as part of the California Community College system is to offer academic and vocational education to students at the lower college division level. In addition, the District's goal is to advance California's economic growth and global competitiveness through education, training, and services that contribute to continuous workforce improvement. Long Beach City College is committed to providing equitable student learning and achievement, academic excellence, and workforce development by delivering high quality educational programs and support services to their diverse communities.

The objective of the 2041 Facilities Master Plan is to provide plans to implement proposed necessary construction, renovation, and general capital improvements at the campus in order to meet the District's goals and to support the District's Strategic Plan. The improvements are intended to create and improve building space to support the LBCCD Strategic Plan and Student Learning Outcomes in all areas.

2.1.1 Location

The LBCC LAC is located at 4901 East Carson Street in the City of Long Beach (City), California. The City of Long Beach is in the southwestern portion of Los Angeles County, adjacent to the northern border of Orange County. The LAC is bounded by Harvey Way on the north, Clark Avenue on the east, Skylinks Golf Course on the south, and Faculty Avenue on the west. Figure 2-1 illustrates the City in its regional and local contexts. Figure 2-2 depicts the site on the United States (U.S.) Geological Survey (USGS) Long Beach 7.5-minute quadrangle topographic map.

The Proposed Project Site is approximately 3.0 miles west of the Interstate 605 San Gabriel River Freeway, 3.0 miles east of Interstate 710 (Long Beach Freeway), 1.5 miles north of Interstate 405 (San Diego Freeway), and less than 0.5 mile east of Lakewood Boulevard, State Highway 19. In addition, the Proposed Project Site is located approximately one-third mile northeast of the Long Beach Municipal Airport.

2.1.2 Adjacent Land Uses

The Proposed Project Site is located along Carson Street between Bellflower and Lakewood Boulevards in the City of Long Beach, California. The campus is within the City of Long Beach General Plan Land Use District No. 10 – Institutions/Schools and is zoned Institutional (I).

As shown in Figure 2-3, existing land uses surrounding the LAC are single-family residences to the north, single-family residences and parkland to the east; parkland, Long Beach Fire Department Station No. 19 and the Skylinks Golf Course to the south; and large aerospace industrial, automotive, and storage facilities to the west.

2.1.3 LAC Land Uses

The approximately 112-acre LAC site is improved with 33 buildings constructed between 1935 and 2017 that contain approximately 1,285,337 square feet of gross area. The LAC is transected by Carson Street and is organized into three general areas: the North Campus, which contains administrative and classroom buildings; the Central Campus, which contains administrative buildings, classroom buildings, and physical education facilities; and the South Campus, which includes the Veterans Memorial Stadium complex, facilities buildings, and information technology/bond management team offices. The LAC also includes ancillary structures such as athletic fields, landscaped areas, parking lots, and pedestrian walkways. Table 2-1 provides a building inventory including age of construction, use, and square footage.

Table 2-1: LAC Existing Building Inventory

Building Letter	Building Name	Gross Square Footage	Year Built	Last Addition
A	Administration	33,967	1940	2013
B	Technical	44,357	1971	
C	Nursing Health-Technology	23,250	1969	2016
D	Science Building	81,132	1973	2000
E	College Center	50,276	1968	1991
F	Family- Consumer Studies	15,387	1952	1974
G	Music	20,530	1952	1993
H	Theater Arts Bldg	7,262	1980	
I	Campus Bookstore	8,544	1992	2012
J	Auditorium	37,878	1956	
K	Art	29,479	1952	1995
L	Library Learning Center	79,053	1958	2009
M	Business-Social Science-Foreign Language	36,476	1935	1975
N	English–Journalism–Language Arts	12,292	1935	1975
O1	Instructional & Informational Technology Services	26,560	2001	2009
O2	College Advancement and Economic Development	51,302	2001	2009
P	Language Arts	16,016	1935	1984
PS	Parking Structure	295,485	2011	
Q	Gymnasium Women	30,270	1952	
R	Gymnasium Men	78,024	1952	1963
S	Veterans' Stadium	57,694	1950	1991
	Stadium Press Box	1,920	1949	
T	Academic Services	108,312	2009	

Table 2-1: LAC Existing Building Inventory

Building Letter	Building Name	Gross Square Footage	Year Built	Last Addition
TS	Tennis Storage	200	1960	
	Facilities Storage	988	1980	
RR	Athletic Field House	1,656	1960	
TW	TW Modular	960	2007	
U	Grounds Shop	4,800	1975	
V	Math-Technology-Culinary Arts	73,650	2015	
X	Campus Safety/Central Plant	9,000	2009	
XT	Physical Education Office	2,160	1989	
Y	Maintenance Shop	7,000	1989	
Z	Maintenance/Warehouse	39,457	2005	

Source: FUSION database 2017

Figure 2-1: Regional and Local Settings

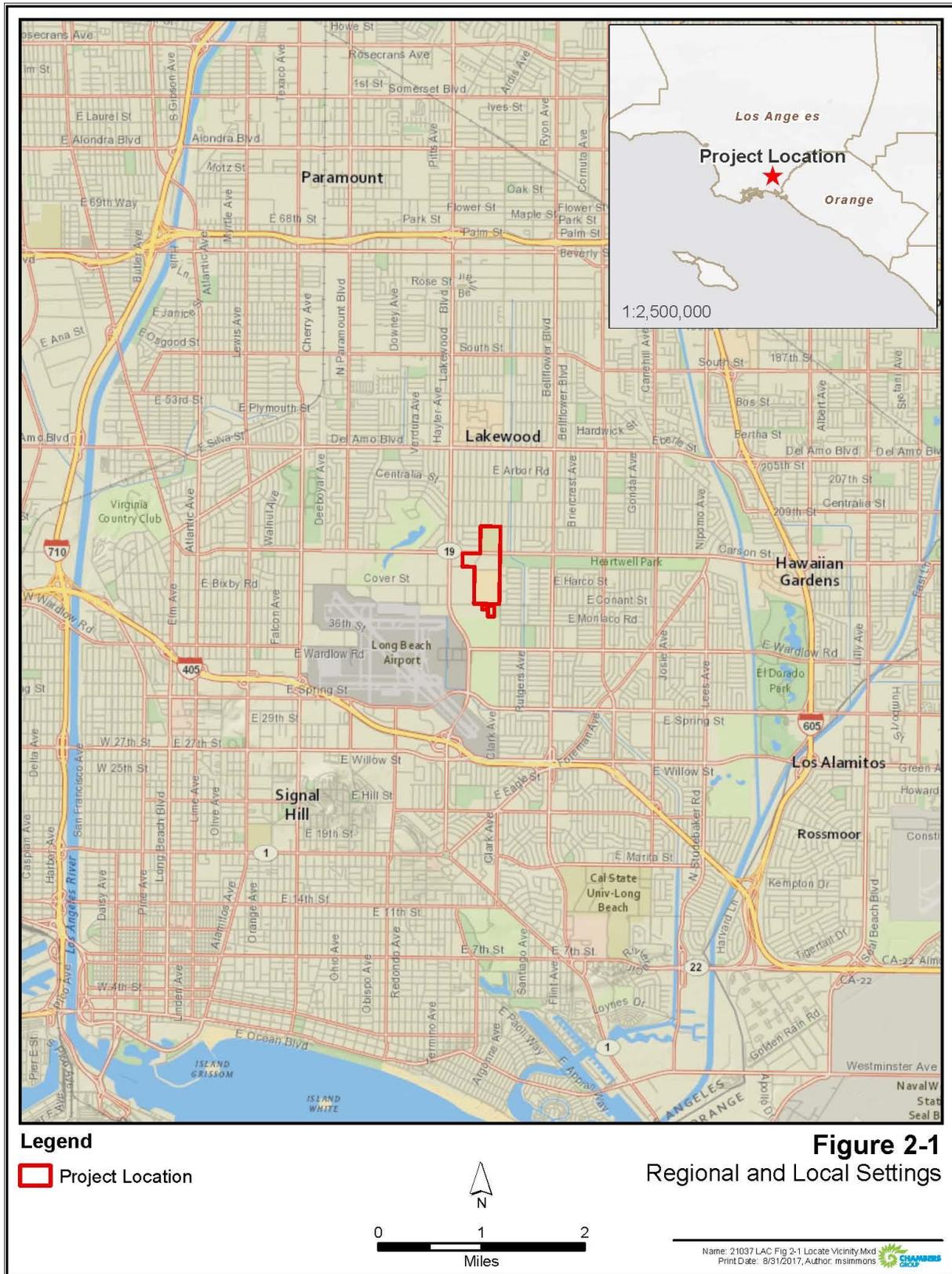


Figure 2-2: USGS Topographic Map

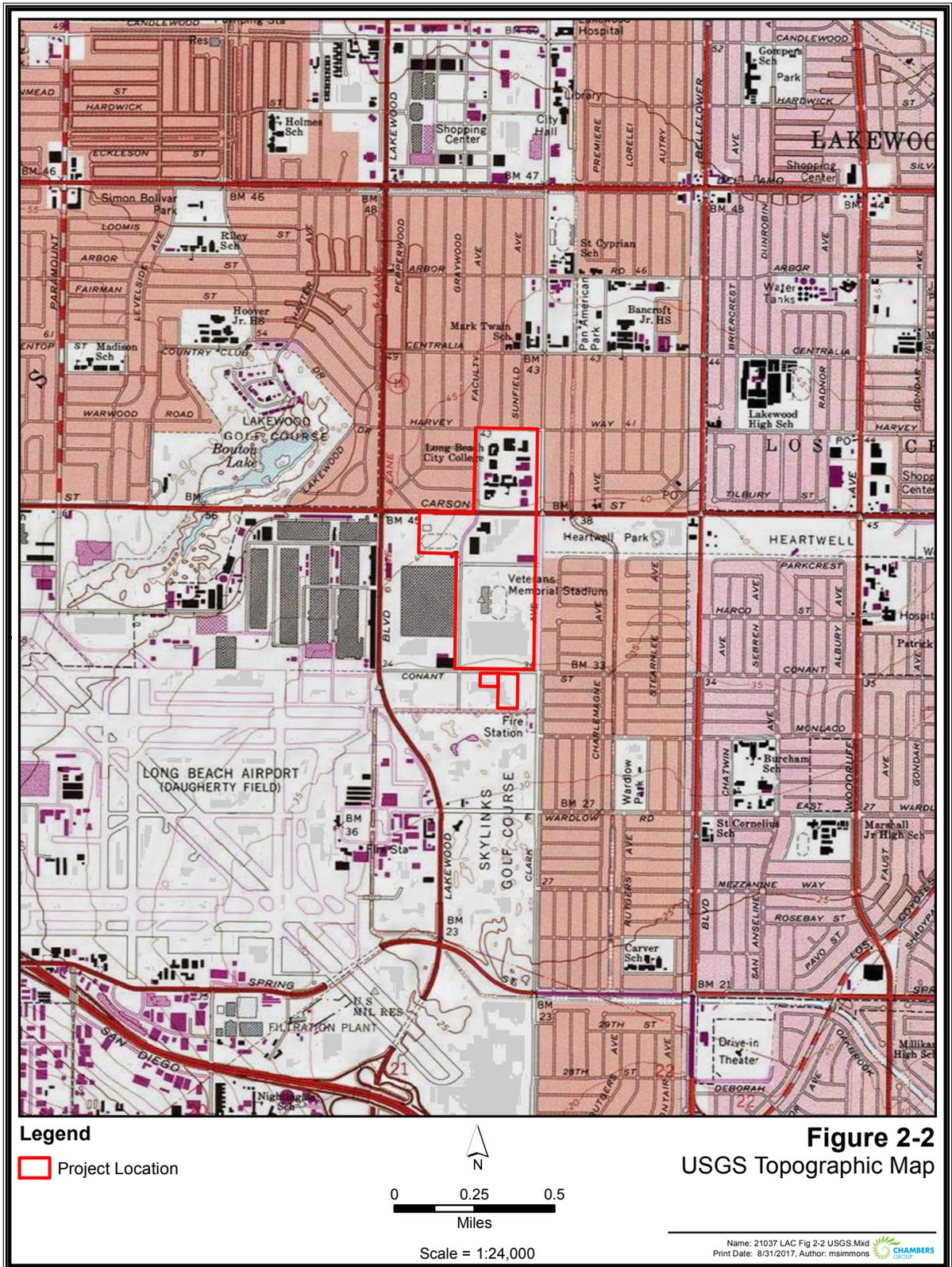


Figure 2-3: Existing LAC Site Plan



2.1.4 LBCC and LAC History

Long Beach City College, formerly known as Long Beach Junior College (LBJC), celebrated its 90th Anniversary in 2017. LBJC opened at Woodrow Wilson High School in September 1927. LBJC was the second two-year college established in the metropolitan area of Los Angeles. LBJC served students not only from Long Beach, but also from as far away as Redondo Beach to the north and Laguna Beach to the south. In 1933 LBJC was offered 25 acres on Carson Street for a new campus by the Montana Land Company. The area was then known as “Lakewood Village.” The Montana Land Company donated additional land parcels in 1934. The new campus with a total of 29.844 acres, now referred to as the Liberal Arts Campus, opened in 1935 with Mission architecture with tile roofs, white exterior walls, and patios. Bean, alfalfa, and carrot fields surrounded the new campus on Carson Street. The first mailing address of the Carson campus was Route No. 1, Clark and Carson Streets. The enrollment in 1935-36 was 1,603 students with 51 full-time faculty members. By 1942-43, the middle of the war years (1941-45), enrollment had climbed to 2,966 students with 56 full-time faculty members. In the postwar expansion period from 1945-52, the college acquired an additional 38.379 acres south of Carson Street.

In response to the postwar increase in enrollment, LBJC also acquired the former Hamilton Junior High School site at Pacific Coast Highway and Alamitos Avenue in 1949 for the newly formed Business and Technology Division of Long Beach City College. This site is now the Pacific Coast Campus of LBCC.

2.1.5 2004 Master Plan Elements

A general obligation bond election (Measure “E”/Proposition 39) was approved in March 2002 for both general and specific improvements at the LBCC at both the PCC and the LAC. The District was undertaking an extensive improvement and building program at the two campuses to meet increasing enrollment needs, evolving demands for post-secondary educational institutions, and the needs of the Long Beach community. Additionally, the District will be using capital improvement funds from the State of California for renovation and new construction projects.

In 2004, the District prepared the LBCC LAC Master Plan to reflect LBCC’s projected instructional and programmatic needs for the Liberal Arts Campus. The 2004 LBCC LAC Master Plan outlined capital improvements through 2015 and proposed construction of new buildings, renovation, modernization and additions to existing facilities, demolition of existing buildings, and landscaping enhancements. Improvements are intended to update existing technological and program services to meet increasing needs of students and faculty.

The District prepared a Program Environmental Impact Report (PEIR) to address implementation of the 2004 LBCC LAC Master Plan. The Board of Trustees of the LBCCD certified the Final PEIR for the 2004 LBCC LAC Master Plan, State Clearinghouse No. 2004051060, on January 25, 2005. Since the adoption of the PEIR, two Addendums to the PEIR were completed to address updates to the original project description. The September 2008 Addendum addressed a revision to the location of the parking structure proposed in the PEIR to one of three alternative locations on the LAC campus. This Addendum was approved by the Board of Trustees of the LBCCD on September 23, 2008. The May 2009 Addendum addressed a revision to the renovation/retrofit of Buildings M and N proposed in the PEIR to their replacement with an approximately 49,000-gross-square-foot building. This Addendum was approved by the Board of Trustees of the LBCCD on May 19, 2009. In addition, an Initial Study/Negative Declaration (IS/ND) was prepared for the acquisition of the property and buildings at 4900 and 4910 East Conant Street for use by LBCCD as classroom and administrative space. This IS/ND was approved by the Board of

Trustees of the LBCCD on November 11, 2008. Table 2-2 presents LAC Master Plan Improvements previously approved under the PEIR, its Addendums, and/or the Final IS/MND for the Conant Street Project.

Table 2-2: 2004 LAC Master Plan Improvements

Project	Function/Support	Scope /GSF
Building A Administration/ Student Services	Reuse for Student Services	Retrofit/Renovation – 37,058
Building B Tech Studies	Technical Education Program	Retrofit/Renovation – 44,536
Building C Nursing/Health Technology	Nursing/Health Technology	Retrofit/Renovation – 22,260
Building E College Center	Campus-wide Student Support	Retrofit/Renovation – 50,276
Building F	Replace existing Building F with new Multi-Disciplinary building	New Construction – 15,968
Building G Music Building	Music	Retrofit/Renovation – 27,591
Building H Theater Arts	Drama, Dance	Retrofit/Renovation – 7,262
Building J Auditorium	Performing Arts	Retrofit/Renovation – 28,214
Library/ Learning Resource Center (LRC)	Library/ LRC Functions	Renovation – 73,521 Expansion – 13,384
Liberal Arts Building	Replace existing Buildings M & N with building. Language Arts, Speech Communication, CIS, Construction Education	New Construction - 67,948
Trailers O	Speech relocated to SQC	Demolition/Removal – 5,760
Building O1	ACIT, Bond Management Team, Warehouse	Retrofit/Renovation – 40,892
Building O2	LBCCD Foundation Organization, Economic Resource Development	Retrofit/Renovation – 70,972
Building P Language Arts	Language Arts	Retrofit/Renovation - 16,016
Building Q Secondary Gymnasium	Physical Education	Retrofit/Renovation – 30,270
Building R Primary Gymnasium	Physical Education	Retrofit/Renovation – 77,916
Trailers T	Relocate uses to Liberal Arts Building	Remove – 6,240
Building U	Relocate Grounds Shop to Building Z	Remove – 4,800
Building V	Relocate Human Resources/Purchasing to SQC	Remove – 8,160

Table 2-2: 2004 LAC Master Plan Improvements

Project	Function/Support	Scope /GSF
Trailers W	Relocate uses to SQC	Remove – 23,167
Building X Campus Police Facility	Campus Safety/ Central Plant/ Physical Education	New Construction – 18,859
Building Y	Relocate Maintenance Shop to Building Z	Remove – 7,000
Building Z Maintenance/ Warehouse	Maintenance Operations/ Warehousing	New Construction - 36,606
South Quad Complex (SQC)	Business, Social Sciences, Child Development, Administration	New Construction – 121,722
Child Development Center	Child Development	New Construction - 15,102
Outdoor Performance Area	Outdoor performance area and seating in Building 3 courtyard	New Construction - 31,250
Pedestrian Promenade	Renovate, widen, and extend Pedestrian Promenade	Retrofit/Renovation - 5,970 linear ft.
Entry Plazas	Pedestrian entry plazas between parking lots and buildings	New Construction - 90,000
Swim Pool Facility	Infrastructure Support	Retrofit/Upgrades – 12,080
Sculpture Garden	Sculpture Garden between Buildings J and K	New Construction 13,727
Landscape Improvements	Campus-wide	Retrofit/Renovation
Circulation Improvements	Campus-wide including closure of Faculty Drive at Carson Street	Retrofit/Renovation
Infrastructure Improvements	Campus-wide	Retrofit/Renovation
Office/ Classroom Buildings (3 Buildings)	Office/ Classroom/ Lab	New Construction – 271,791
Parking Structure	Replace Surface Parking N with 4- story Parking Structure	New Construction – 175,000

(Note: These square footage numbers have been changed from assignable square footage (ASF) to gross square footage (GSF) for purposes of analysis within this Supplemental EIR. Only conversions from ASF to GSF or clarifications in numbers were made here.)

2.1.6 2020 Unified Master Plan Elements

The Measure E Bond Program approved in March 2002 provided a jump-start to the District’s capital facilities program; however, it was never intended to address all building/facilities needs for the campus. The age of the existing facilities coupled with the need to meet both current and future growth of the academic program of instruction required improvements that go beyond Measure E.

The District addressed this need in 2006 when it requisitioned the Long Beach Community College Resource and Facilities Plan. The Resource and Facilities Plan identified the growth rates vis-à-vis the academic programs of instruction at LAC and PCC. Enrollment and the production of weekly student contact hours (WSCH) were used as the basis for quantifying growth as well as for determining the space needs of the future. The year 2020 was selected as the “target year.” Based on the growth rates, the vectors for enrollment and WSCH were determined to intersect with the physical capacity of the two campuses at or about year 2020. Physical capacity was defined by the District as achieving student enrollment of 27,500 and 238,000 WSCH at LAC. At this point in time, the campus will have effectively reached its physical limit for available land area, for parking, and the ability to effectively serve students.

While the 2020 target year is somewhat relative, the enrollment and WSCH benchmarks are not. Enrollment and WSCH projections may be reached prior to the year 2020 or after that point in time. However, when 238,000 WSCH are reached at LAC, the campus will effectively be operating at maximum capacity.

While looking to 2020, LAC's priorities focused on addressing the key areas for academic growth. These included the Life Sciences (Biology), Mathematics, Language Arts, Performing Arts, and Child Development. From the Student Services side of the equation, a comprehensive student center for educational support was a high priority. LAC also addressed its Physical Education facilities. With the exception of cosmetic treatment, these facilities had remained unchanged since the 1940s and 1950s. Additionally, the physical capacity of the outdoor laboratories was understated for the enrollment served, the expansion of the athletics program, and the impacts of the Title IX program. LAC also focused on the renovation of its buildings north of Carson Street. While the structural integrity of the selected buildings to be retained was in good condition, the teaching/learning environments and the technology support offered are outdated for today's methods of instructional delivery. Additionally, these buildings have utility and mechanical systems that have been extended well beyond their intended life span. The provision of parking that is close and usable to the primary academic areas will also be a high priority at LAC.

The District prepared a Supplemental Environmental Impact Report (SEIR) to address implementation of the 2020 Unified Master Plan. The Board of Trustees of the LBCCD certified the Final SEIR for the 2020 Unified Master Plan, State Clearinghouse No. 2004051060, on December 8, 2009. Table 2-3 presents the updates to the Master Plan through eliminated projects. Table 2-4 and Figure 2-4 present LAC Master Plan Improvements previously approved under the SEIR.

Table 2-3: Eliminated Master Plan Improvements

Project	Function/Support	Scope (GSF)
Building E	Campus-wide Student Support	Retrofit/Renovation - 50,276
Building F	Replace existing Building F with new building	New Construction – 15,968
Building G Music Building	Music	Retrofit/Renovation – 27,591
Building H Theater Arts	Drama, Dance	Retrofit/Renovation – 7,262
Office/ Classroom Building	Office/ Classroom/ Lab	New Construction – 271,791
Parking Structure	Replace Surface Parking N with 4-story Parking Structure	New Construction – 175,000

(Note: These square footage numbers have been changed from assignable square footage (ASF) to gross square footage (GSF) for purposes of analysis within this Supplemental EIR. Only conversions from ASF to GSF or clarifications in numbers were made here.)

Table 2-4: 2020 LAC Master Plan Improvements

Project	Function/Support	Scope (GSF)
Building A	Reuse for Student Services	New Construction – 9,279
Building D Science Building	Renovate bottom floor for Biology	Retrofit/Renovation - 9,326
Building E College Center	Campus-wide Student Support	Renovation – 50,276
Building F	Multi-Disciplinary	Retrofit/Renovation – 15,968
Building I Foundations Building	Conversion to Bookstore. LBCC Foundations Organization moves to Building O2	Retrofit/Renovation – 4,994 Expansion – 4,994
Building K Art Building	Fine Arts	Retrofit/Renovation – 29,479
Building S Stadium Building	Health/ Safety & Fitness/ Wellness	Retrofit/Renovation – 57,455 Expansion – 57,455
Building 1 Math Tech	Math, Culinary Arts, Health, Instructional Support	New Construction - 83,202
Building 3 Performing Arts	Replace existing Buildings G & H. Drama, Dance, Music	New Construction – 46,671 Remove – 27,792
Parking Structure 7	Replace Surface Parking J with 950 space Parking Structure	New Construction - 310,000
MPOE Building	Telecommunications	New Construction – 450
Outdoor Physical Education Labs	Physical Education	Relocation/Reconstruction
Olympic-sized Pool	Physical Education	New Construction – 37,062

Table 2-4: 2020 LAC Master Plan Improvements

Project	Function/Support	Scope (GSF)
Signage Improvements	Campus-wide improvement of directional signage; new electronic informational sign adjacent to Carson Street	New Construction/Renovation
Circulation Improvements	Closure of Faculty Avenue at Lew Davis Drive	Reconstruction
Photovoltaic Projects	LAC buildings will be studied for possible Solar Photovoltaic systems.	New Construction

(Note: These square footage numbers have been changed from assignable square footage (ASF) to gross square footage GSF for purposes of analysis within this Supplemental EIR. Only conversions from ASF to GSF or clarifications in numbers were made here.)

The following descriptions identify specific improvements recommended for the 2020 Unified Master Plan LAC Improvements that were not part of the 2004 LAC Master Plan.

- The bottom floor of Building D will be renovated for Biology.
- Building E, the College Center (Student Center), will be renovated.
- Building F will be renovated for Multi-Disciplinary uses.
- Building I will be renovated and expanded by 4,994 square feet for use as the new Bookstore. The LBCCD Foundation organization will be moved to Building O2, located south of Conant Street.
- Building K, the Fine Arts Building, will be renovated.
- A new Math Tech Building (Building 1) will be built on the northwest portion of the existing surface Parking Lot J. This building will support Math, Culinary Arts, Health, and Instructional Support. It would consist of two stories and approximately 83,202 square feet of space.
- A new Performing Arts Building (Building 3) will replace the existing Buildings G and H, consisting of approximately 46,671 square feet.
- The proposed Parking Structure 7 will be built on a portion of surface Parking Lot J, immediately southeast of the proposed Building 1. It would consist of five stories and approximately 310,000 square feet. It would contain approximately 900 parking spaces with a maximum 950 parking spaces. The proposed structure would be accessed from two locations off Clark Street and one location off Lew Davis Street. These entrances would provide vehicle queuing space for eight cars entering and exiting the garage to reduce congestion on Clark Avenue. A solar photovoltaic system will be installed on the roof of the proposed parking structure to supply electricity to the structure. The Proposed Project will also include secure bicycle parking at ground level for 100 bicycles.

- A new telecommunications building will be built adjacent to Building P. This 400-square-foot building will consolidate the telecommunications network, most of which is currently housed in Building N. This will include one or two parking spaces for electronic vehicles.
- An Olympic-sized swimming pool will be constructed between Buildings R and Q. It will include grandstands to accommodate 3,000 people.
- Improvements to directional signage will take place campus-wide. This will include monument, directional, and an electronic information sign adjacent to the north side of Carson Street, midway between Faculty Avenue and Clark Avenue. The electronic information sign will be approximately 22 feet tall and 16 feet wide.
- Faculty Drive between Lew Davis Street and Carson Street will be closed, and the closed area will be converted to an athletic field with a possible drop-off zone at Faculty Drive and Lew Davis Street.
- LAC buildings will be studied for possible solar photovoltaic systems. The first system will be placed on the roof of the new Parking Structure 7, and others may be added if appropriate rooftops are identified. Potential candidates include the new Math Tech Building (Building 1) and the new Performing Arts Building (Building 3).

Figure 2-4: LBCC 2020 Master Plan Improvements

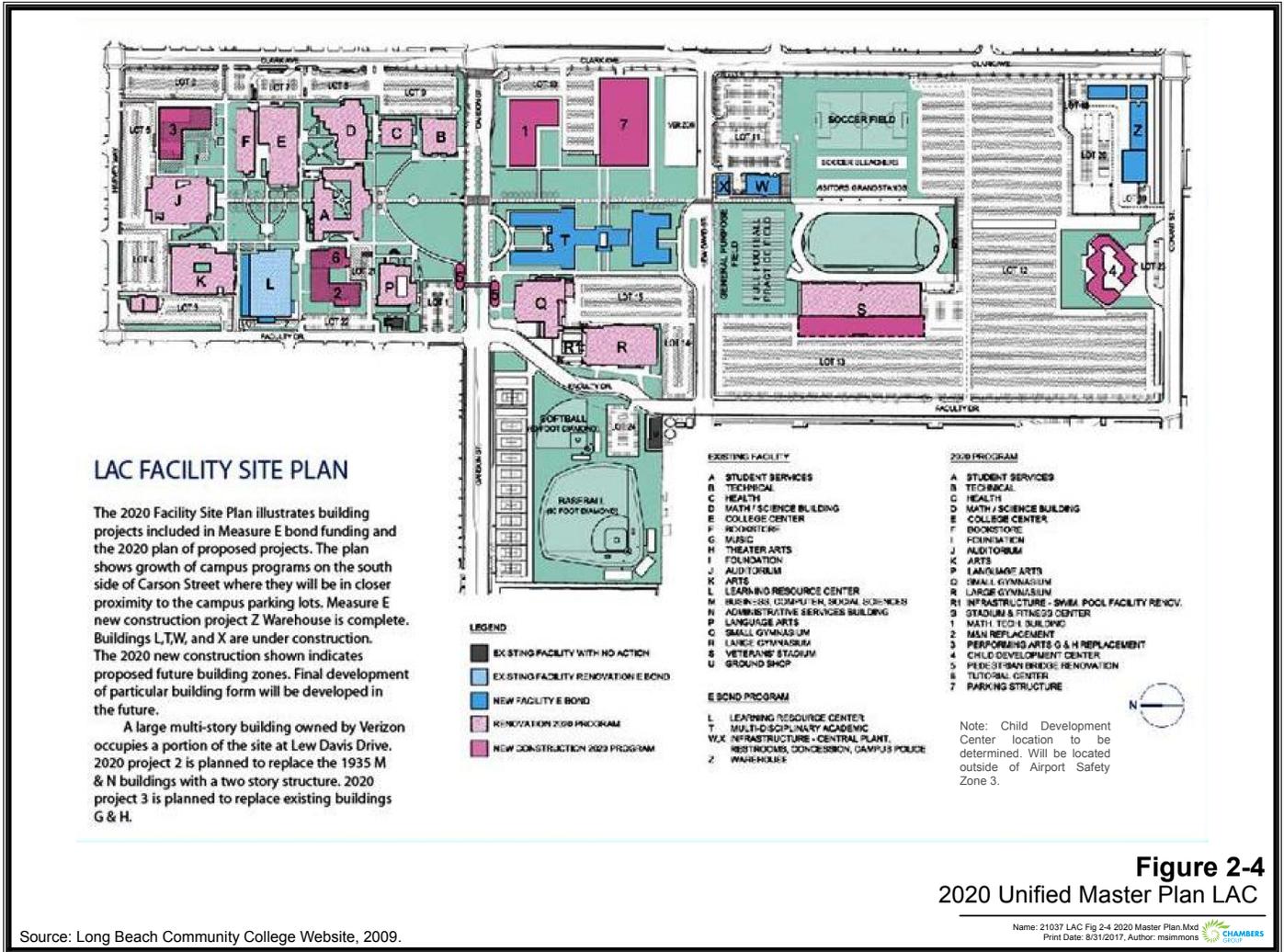


Figure 2-4
2020 Unified Master Plan LAC

Source: Long Beach Community College Website, 2009.

Name: 21037 LAC Fig 2-4 2020 Master Plan.Mxd
Print Date: 8/31/2017, Author: msimmons



2.2 PROJECT DESCRIPTION

2.2.1 2041 Facilities Master Plan LAC Improvements

Since the 2020 Unified Master Plan, the District prepared the LBCCD 2041 Facilities Master Plan to provide an understanding of the projects envisioned to be constructed in the near future. This Facilities Master Plan breaks down the type and size of each project for both campuses, as well as estimating the probable cost of each project. The 2041 Facilities Master Plan allowed the District to re-evaluate available funds and expanded details of priority projects that the District is working to complete. Enrollment and the production of weekly student contact hours (WSCH) were used as the basis for quantifying growth as well as for determining the space needs of the future. Physical capacity was defined in the 2041 Facilities Master Plan as achieving student enrollment of 28,100 and 349,844 WSCH at LAC. At this point in time, the campus will have effectively reached its physical limit for available land area, for parking, and the ability to effectively serve students.

Looking to the year of 2041, LAC's priorities will lie with addressing the key areas for academic growth. These include the Life Sciences (Biology), Mathematics, Language Arts, Performing Arts, and Construction Trade facilities. From the Student Services side of the equation, an economic and workforce development center is a high priority. LAC will also need to address its Physical Education facilities including a new Aquatic Center, renovation of the stadium and gymnasiums, and outdoor kinesiology labs. Lastly, the provision of parking that is close and usable to the primary academic areas will also be a high priority at LAC.

2.3 PROJECT DESIGN FEATURES

2.3.1 Master Plan Updates

The 2041 Facilities Master Plan provides updates to the 2020 Unified Master Plan and provides updated construction dates and budgets for the facilities projects. The projects incorporate the space and building needs identified to the year 2041. Figure 2-5 presents the LBCC 2041 Facilities Master Plan LAC improvements. Table 2-5 presents the updates to the Master Plan through new project details determined since the previous SEIR.

Figure 2-5: LBCC 2041 Facilities Master Plan LAC Improvements

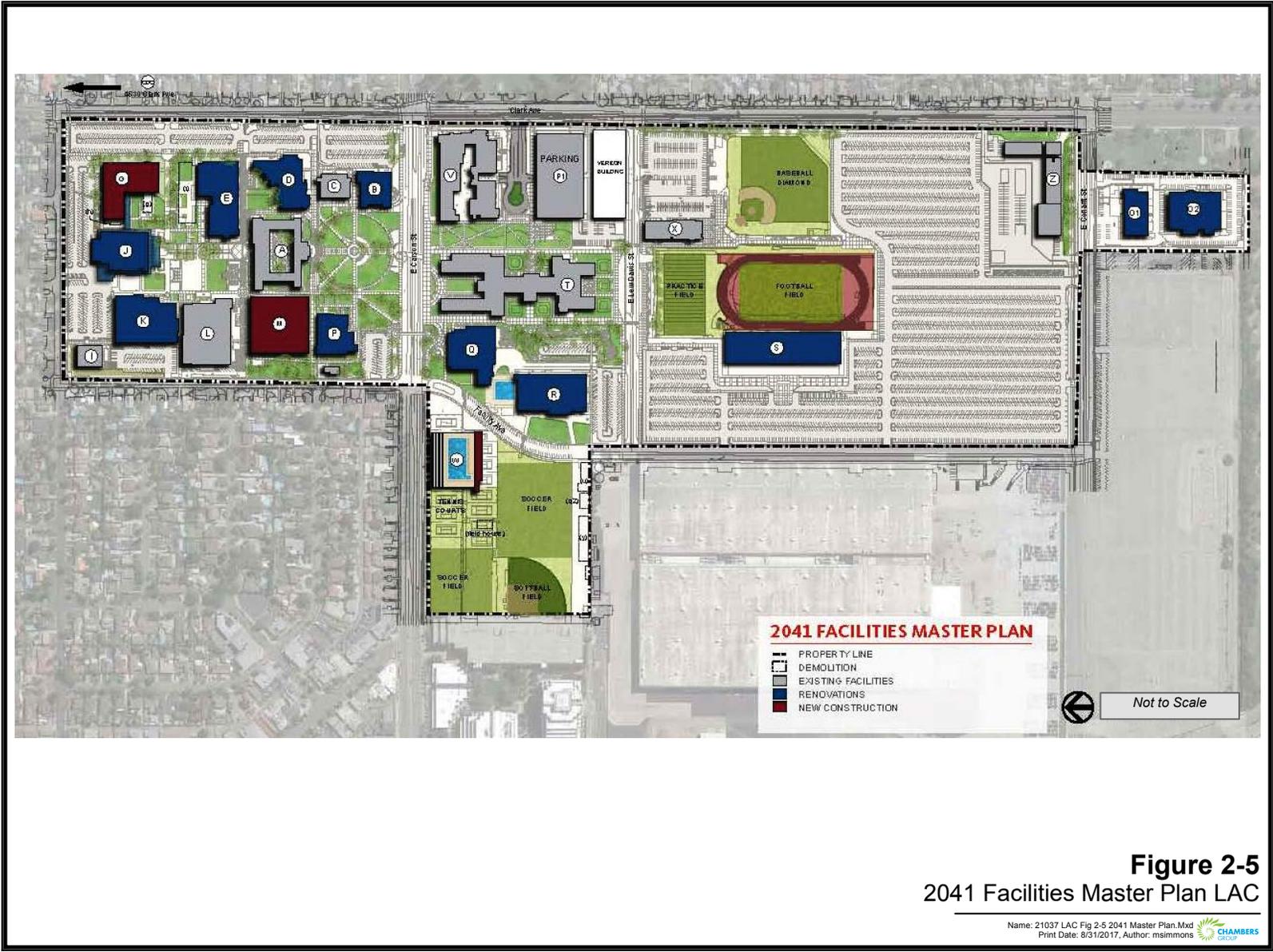


Table 2-5: Updated 2041 Facilities Master Plan Improvements

Project	Scope/Usage	Square Feet (GSF)/ Features
Building B Classroom	Renovate Building with electrical upgrades, data and communication, larger lecture halls, better lighting, and additional lab functions	Renovation – 44,357
Building D Science Building	Renovate Science Building for improved classroom learning environments, new fiber data backbone, and enhanced signage	Renovation – 16,000
Building E College Center	Campus-wide Student Support	Demolition – 50,276 New Construction – 50,276
Building F Family/Consumer Education	Outdated building that will be replaced with new landscape and hardscape	Demolition – 15,968
Building G Performing Arts	New Performing Arts Building replaces the existing and outmoded Music Building.	Demolition – 27,792 New Construction – 42,857
Building J Auditorium	Complete renovation of Auditorium building with expansion of the building as well as general refurbishment and updates	Renovation – 37,878 Expansion – 14,119
Building K Art Building	Fine Arts building needs complete renovation and modernization	Retrofit/Renovation – 29,479
Building M Liberal Arts	Replace Buildings M and N with new building for classrooms, laboratory facilities, and technology center	Demolition – 48,768 New Construction – 81,970
Building O1 IITS/Warehouse	Structural enhancements to obtain certification by Division of State Architect	Renovation – 26,560
Building O2 Economic & Workforce Development/Foundation	Structural enhancements to obtain certification by Division of State Architect	Renovation – 51,302
Building P Language Arts	Upgrade building’s functional systems with upgraded power systems, HVAC, plumbing, storm drainage, fire alarm, and telecommunication systems	Renovation – 16,016
Building Q Secondary Gymnasium	Renovation and upgrading to address issues related to instructional space, training needs, seismic upgrades, AHA compliance, and other upgrades	Renovation – 30,270
Building R Primary Gymnasium	Comprehensive structural and seismic renovation, ADA access, HVAC upgrades	Renovation – 78,024 New Construction – 10,000
Building S Stadium	Renovation including ADA access, structural upgrades	Renovation – 57,455
Building W Aquatic Center	Construction of a new 50 meter by 25-yard pool, with a new support building	New Construction – 54,660 including pool area

Table 2-5: Updated 2041 Facilities Master Plan Improvements

Project	Scope/Usage	Square Feet (GSF)/ Features
Outdoor Kinesiology Labs	New construction of physical education outdoor playing fields to include softball relocation, two soccer fields, six tennis courts, five sand volleyball courts, and supporting facilities, restrooms, field house, storage.	New Construction Supporting Facilities – 15,014
Walkways and Wayfinding	New and revised walkways, installation of uniform signage program	New construction/renovation

ADA: Americans with Disabilities Act; HVAC: heating, ventilation, and air conditioning

The LBCCD 2041 Facilities Master Plan LAC improvements would result in an estimated increase over the 2020 Unified Master Plan of 15,877 square feet of renovation, 69,564 square feet removed, and an estimated increase of 34,913 square feet of new construction.

The following descriptions identify specific improvements recommended for the 2041 Facilities Master Plan LAC Improvements that were not part of the 2020 Unified Master Plan or the original 2004 LAC Master Plan Program EIR.

- Building D, Science Building, renovation will be expanded from 9,326 square feet to 16,000 square feet
- Building E, the Existing College Center, will be demolished (50,276 gross square feet); and a new building will be constructed with approximately the same gross square footage of 50,276. The new construction will be in lieu of major renovation of Building E that was previously shown on the 2020 Master Plan.
- Building F will be demolished and replaced with new landscape and hardscape.
- The Performing Arts Building (Building G, previously shown as Building 3 on 2020 Master Plan) will replace the existing Buildings G and H, consisting of approximately 42,857 square feet instead of 46,671 square feet, which was shown on the 2020 Master Plan.
- Building M, Liberal Arts Building, (Previously shown as building 2 & 6 on 2020 Master Plan) will replace the existing buildings M & N, consisting of approximately 81,970 GSF instead of 77,693 GSF, which was shown on the 2020 Master Plan.
- Building O1 will undergo structural enhancements to the 26,560-square-foot building to obtain Division of State Architect certification.
- Building O2 will undergo structural enhancements to the 51,302-square-foot building to obtain Division of State Architect certification.
- Building R, Primary Gymnasium, is anticipated to have an expansion with new construction to the south of 10,000 gross square feet to accommodate program needs.

- In order to meet programmatic needs a new 10,000-gross-square-foot structure may be built between Buildings Q and R to accommodate swing space and Title IX needs while the buildings are being renovated.
- Building W, Aquatics Center, will be 31,692 GSF and approximately 21,871 GSF of building structure will be allocated to the pool facility including restrooms, locker rooms, team rooms, classrooms, and offices and will have a capacity of approximately 800 spectator seats. (An Olympic-sized swimming pool with grandstands to accommodate a 3,000-spectator-seat capacity was shown in the 2020 Master Plan.)
- Outdoor Kinesiology Labs, Renovation and New construction of physical education outdoor playing fields to include softball relocation, two soccer fields, six tennis courts, and five sand volleyball courts, and supporting facilities, such as restrooms, field house, and storage facilities. Approximately 9,821 square feet of Building W will be allocated to The Outdoor Kinesiology Labs as supporting facilities. Also, the existing field house for Softball Field will be removed and replaced with approximately 5,193 square feet of new supporting facilities. (Outdoor Physical Education Labs, including softball field relocation, were previously shown in the 2020 Master Plan.)
- In order for the District to meet the state requirements and Executive Order B-18-12 for Zero-Net-Energy, the LAC campus will be studied for possible solar photovoltaic systems at various locations. Parking Lot M, as well as other parking lots, may have two-thirds of the lot covered with photovoltaic carport structures to meet the statewide requirements for energy production and achieve a Zero Net Energy District.

2.3.2 Master Plan Schedule

The 2041 Facilities Master Plan provides an approximate schedule sequence that identifies timelines for construction and project scope. Table 2-5 summarizes the 2041 Facilities Master Plan Improvements building renovation, expansion, and/or new construction. To determine the projects and sequencing in the 2041 Facilities Master Plan, the Board of Trustees of the Long Beach Community College District evaluated the District's urgent and critical capital needs, including school and student safety issues; enrollment trends; class size reduction; overcrowding; energy efficiency and computer technology; seismic safety requirements; and aging, outdated, or deteriorating school buildings in developing the scope of projects to be funded. In developing the scope of projects, the District has prioritized the key health and safety and sustainability needs so that the most critical school site needs are addressed.

The timing of certain projects will be dependent on the completion of other projects and will ultimately occur over different phases. For example, improvements to utilities will occur across the LAC; however, these improvements will be completed in portions following building construction or renovation. Other projects like this include the Photovoltaic Projects, Landscape Master Plan Projects, and Wayfinding/Walkway Projects.

The Master Plan projects called out the projects identified in the 2041 Facilities Master Plan and the time frame that is most likely to occur during these time periods. However, the time frame in which a project is planned may change if the priority characteristics change for an individual project due to program needs or state funding allocation. The general building scope by phase is shown in Table 2-6 for the 2041 Facilities Master Plan Updates.

Table 2-6: 2041 Facilities Master Plan Construction by Planned Construction Years

Construction Start Year	Projects Planned
Ongoing	Building P – Language Arts (Renovation), Building D – Science (Renovation), Building J – Auditorium, Minor Campus Improvements, Energy/Water Conservation Projects, Infrastructure Projects, Campus Landscaping
To be Determined	Walkways & Wayfinding, Surface Parking Improvement
2019/2020	Kinesiology Lab & Aquatic Center (Renovation), Building M – Liberal Arts Classroom Building
2022/2023	Building E – College Center (new construction)
2024/2025	Building O2 – Economic & Workforce Development/Foundation (Renovation)
2027/2028	Building G – Performing Arts (New Construction)
2030/2031	Building K – Art (Renovation)
2031/2032	Building R – Primary Gymnasium (Renovation)
2034/2035	Building B – Classroom (Renovation), Building Q – Secondary Gymnasium (Renovation)
2037/2038	Building F – Family/Consumer Education (Demolition), Building S – Stadium (Renovation), Building O1 – IITS/Warehouse

2.3.3 Design Guidelines

The Design Guidelines of the 2004 LAC Master Plan are incorporated by reference into the 2041 Facilities Master Plan. The Design Guidelines include “Guiding Principles” that govern the design of the proposed campus improvements, including the buildings, parking area, planting scheme, pavement and courtyards, traffic/circulation, signage, lighting, site furnishings, and screening (LBCCD 2004). The Long Beach City College Liberal Arts Campus has outstanding examples of Spanish Colonial Revival architecture that serve as the physical and emotional core of its campus. Additions to the campus should build on this strength and extend the underlying values of this historical core. According to the Design Guidelines:

- The design objectives and guidelines used for the improvement of the architectural character at the Liberal Arts Campus are based on new construction, rehabilitation of existing buildings, and demolition or removal of obsolete or deteriorated facilities.
- New facility design should contribute to a unified campus appearance with a consistent architectural character. All future construction shall employ a single, unifying architectural vernacular based on a contemporary interpretation of the original Spanish Colonial Revival Style.
- All new buildings shall be sited in groups or clusters to define interior public courtyards protected from public ways and parking areas. All new construction shall be sited to relate to existing or future buildings so that strongly defined edges to outdoor rooms are formed. These outdoor rooms should be simple and comprehensible in shape, and pedestrian connections between the clustered buildings should be carefully articulated.

2.3.4 Best Management Practices

All Best Management Practices (BMPs) from the PEIR will be incorporated by reference in the NOP/IS, as well as the Final SEIR for the 2041 Facilities Master Plan.

2.4 STATEMENT OF PROJECT GOALS AND OBJECTIVES

The District's goal as part of the California Community College system is to offer academic and vocational education to students at the lower college division level. In addition, the District's goal is to advance California's economic growth and global competitiveness through education, training, and services that contribute to continuous workforce improvement.

The objective of the 2041 Facilities Master Plan is to provide plans to implement proposed necessary construction, renovation, and general capital improvements at the campus in order to meet the District's goals. The improvements are intended to update and improve existing technological and program services in order to meet the increasing needs of students and faculty. Specific objectives that have been identified by the LBCCD include the following:

- Provide equitable student learning and achievement, academic excellence, and workforce development by delivering high quality education programs and support services to diverse communities
- Provide clear pathways to students to achieve their career and educational goals through providing adequate facilities to support the ability for students to earn an associate degree or certificate solely within each campus, without having to take classes at both campuses
- Provide upgraded athletic facilities that support physical activity on campus and provide opportunities for organized recreational use for the community
- Provide renovated classrooms and educational facilities in order to properly serve current and future students on campus
- Ensure a sustainable and state-of-the-art facilities infrastructure

2.5 REQUIRED PERMITS AND APPROVALS

As required by the *CEQA Guidelines*, this section provides, to the extent the information is known to LBCCD, the CEQA Lead Agency, a list of the agencies that are expected to use this SEIR in their decision making and a list of permits and other approvals required to implement the project.

2.5.1 Lead Agency Approval

The Final SEIR must be certified by the LBCCD Board of Trustees (Board) as to its adequacy in complying with the requirements of CEQA before taking any action on the Proposed Project. The Board will consider the information contained in the SEIR in making a decision to approve or deny the 2041 Facilities Master Plan LAC Improvements that were not previously addressed under the 2020 Unified Master Plan LAC SEIR or the 2004 PEIR (Proposed Project). The analysis in the SEIR is intended to provide

environmental review for the whole of the Proposed Project, including the project planning, site acquisition, demolition of existing structures, site clearance, site excavation, and construction of school buildings and appurtenant facilities in accordance with CEQA requirements.

2.5.2 Other Required Permits and Approvals

A Responsible Agency is a public agency, other than the lead agency, that has discretionary approval power over a project. The Responsible Agencies, and their corresponding approvals, for this project include the following:

California Department of General Services

- Division of the State Architect (Approval of architectural plans)

City of Long Beach

- Department of Public Works (Approval of on- and off-site drainage infrastructure and roadway improvements)

Reviewing Agencies

Reviewing Agencies include those agencies that do not have discretionary powers but that may review the SEIR for adequacy and accuracy. Potential Reviewing Agencies include the following:

State Agencies

- Department of Transportation (Caltrans)
- Environmental Protection Agency (Cal EPA)
- California Department of Fish and Wildlife (CDFW)

Regional Agencies

- Southern California Association of Governments (SCAG)
- South Coast Air Quality Management District (SCAQMD)

2.6 CUMULATIVE SCENARIO

Cumulative impacts refer to the combined effect of Proposed Project impacts with the impacts of other past, present, and reasonably foreseeable future projects. Both CEQA and the CEQA Guidelines require that cumulative impacts be analyzed in an EIR. As set forth in the CEQA Guidelines, the discussion of cumulative impacts must reflect the severity of the impacts, as well as the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. As stated in CEQA, “a project may have a significant effect on the environment if the possible effects of a project are individually limited but cumulatively considerable.”

According to the CEQA Guidelines:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable and which compound or increase other environmental impacts.

- The individual effects may be changes resulting from a single project or a number of separate projects.
- The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the Proposed Project when added to other closely related past, present, and reasonably foreseeable probably future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

In addition, as stated in the CEQA Guidelines, it should be noted that:

“The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the Proposed Project’s incremental effects are cumulatively considerable.”

Cumulative impact discussions for each issue area are provided in the technical analyses contained within Chapter 3 (Environmental Analysis) of the SEIR.

As previously stated, and as set forth in the *CEQA Guidelines*, related projects consist of “closely related, past, present, and reasonable foreseeable probable future projects that would likely result in similar impacts and are located in the same geographic area.” An area of influence, defined by an approximate 1.5-mile radius from the Proposed Project site, was utilized in order to capture specific locations of other approved and pending projects. Based on coordination with the City of Long Beach, an area projects list was created. Responses that were received from the City were incorporated in the analysis. A majority of the study area is located in a highly urbanized area. The ability to develop new major projects within or adjacent to the study area is limited. Twenty-six pending/approved developments were identified by the City of Lakewood and City of Long Beach within the study area:

- Staybridge Suites Hotel – 2640 North Lakewood Boulevard
- Retail/Carwash Project – 4201 East Willow Street
- New Coffee Shop – 5861-5865 Spring Street
- Northgate Market Expansion – 4700 Cherry Avenue
- Law Office of Jeff Lung – 4909 Lakewood Boulevard #302
- Sparx Logistics – 4909 Lakewood Boulevard #303
- Thrivent – 4909 Lakewood Boulevard #305
- Image 2000 – 4909 Lakewood Boulevard #540
- McDonalds – 4910 Lakewood Boulevard
- Petco – 5215 Lakewood Boulevard
- Kinecta Federal Credit Union – 4055 Hardwick Street
- Raising Cane’s Chicken Fingers – 4624 Candlewood Street

- Dickey's Barbeque Pit – 5125 Candlewood Street
- Outback Steakhouse – 5305 Clark Avenue
- Journey's – 500 Lakewood Center Mall #20
- Miniso – 500 Lakewood Center Mall #39
- Play Live Nation – 500 Lakewood Center Mall #127
- Box Lunch – 500 Lakewood Center Mall #307
- Burgerim – 4131 Woodruff Avenue
- Morey's Music Store – 4834 Woodruff Avenue
- Piggie's Adobo Taco Bar – 2700 Carson Street
- Carwood Carwash – 2729-35 Carson Street
- Stone Yoga Studio – 3219 Carson Street
- Bubble Express Car Wash – 2711 Del Amo Boulevard
- Starbucks – 5906 Del Amo Boulevard
- Laborers Local 1309 – 3971 Pixie Avenue

SECTION 3.0 – CEQA REVIEW AND PUBLIC PARTICIPATION

LBCCD has complied with the *CEQA Guidelines* during the preparation of the Draft SEIR for the Proposed Project. The Draft SEIR, dated September 2018, was prepared following input from the public, responsible agencies, and affected agencies through the EIR scoping process. The “scoping” of the EIR was conducted utilizing several of the tools available under CEQA. In accordance with Section 15063 of the *CEQA Guidelines*, a Notice of Preparation (NOP) and Initial Study (IS) were prepared and distributed to the State Clearinghouse, responsible agencies, affected agencies, and other interested parties on February 8, 2018. The NOP was posted in the Los Angeles County Clerk’s office for 30 days. Information requested and input provided during the 30-day NOP comment period regarding the scope of the EIR were included in the Draft SEIR. Notices informing the community of the public review periods for the NOP/IS and Draft SEIR were distributed using three methods: a NOP, a Notice of Availability (NOA), and newspaper publication. The NOP and NOA included information on where to view the NOP/IS and Draft SEIR, how to comment on the IS and Draft SEIR. The public review period for the NOP/IS was from February 8, 2018 to March 9, 2018, and the public review period for the Draft EIR was from September 19, 2018 to November 2, 2018.

3.1 NOTICE OF PREPARATION/INITIAL STUDY

Per *CEQA Guidelines* Section 15082, an NOP for the Draft SEIR was prepared. The IS/NOP was sent to the Office of Planning and Research, State Clearinghouse for distribution to State agencies and directly to regional and local agencies. The NOP was published in the Long Beach Press-Telegram newspaper. During the public scoping period, the IS/NOP was made available for review at the following locations:

- LBCCD Bond Management Team office, Building O-1, 4901 E. Carson Street, Long Beach, California 90808
- LAC Library, Building L, LBCC LAC, 4901 E. Carson Street, Long Beach, California, 90808
- Ruth Bach Library located at 4055 North Bellflower Boulevard, Long Beach, California 90808

In addition, the NOP was available online at the LBCCD website (<https://www.lbcc.edu/pod/facilities-master-plans>).

3.2 NOTICE OF AVAILABILITY/NOTICE OF COMPLETION FOR DRAFT ENVIRONMENTAL IMPACT REPORT

In accordance with *CEQA Guidelines* Section 15087(a), a Notice of Availability/Notice of Completion (NOA/NOC) of the Draft SEIR was prepared. The Draft SEIR and the NOA/NOC was sent to the Office of Planning and Research, State Clearinghouse for distribution to State agencies and directly to regional and local agencies. The NOA/NOC was published in the Long Beach Press-Telegram newspaper. During the public scoping period, the Draft SEIR and the NOA/NOC was made available for review at the following locations:

- LBCCD Bond Management Team office, Building O-1, 4901 E. Carson Street, Long Beach, California 90808
- LAC Library, Building L, LBCC LAC, 4901 E. Carson Street, Long Beach, California, 90808

- Ruth Bach Library located at 4055 North Bellflower Boulevard, Long Beach, California 90808

In addition, the NOP was available online at the LBCCD website (<https://www.lbcc.edu/pod/facilities-master-plans>).

SECTION 4.0 – NO ENVIRONMENTAL IMPACTS

Based on the Initial Study and the Record of Proceedings, the Board finds that the Proposed Project would have no impacts associated with:

- Aesthetics (scenic vistas, scenic resources, visual character)
- Agricultural Resources
- Biological Resources (riparian or sensitive habitat, wetlands, local policies habitat conservation plan)
- Geology and Soils (landslides, septic tanks)
- Hazards and Hazardous Materials (hazardous materials site, airport plan, private airstrip, emergency response plan, wildland fires)
- Hydrology (flooding as a result of a levee or dam failure, inundation by tsunami, seiche, or mudflow)
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Transportation (transportation project complying with PRC, hazardous design feature, inadequate emergency access)
- Tribal Cultural Resources
- Utilities and Service Systems (water supplies, new wastewater treatment facilities, solid waste regulations)
- Wildfire

Because the Findings of No Impact were made in the Initial Study, these environmental issue areas were not carried forward for analysis in the EIR.

4.1 AESTHETICS (SCENIC VISTAS, SCENIC RESOURCES, VISUAL CHARACTER)

The LBCCD LAC is located in an urbanized residential area and is a developed site. There are no designated scenic resources on the campus, nor is the campus part of a state, county, or municipally designated scenic vista (City 1975). The opportunities for long distance views are limited. From most directions, the visual horizon is limited by existing manmade features. Primary views of the site are in the immediate area from adjacent streets and land uses. Overall views from surrounding areas would not be significantly impacted due to the existing surrounding development which currently obscures or limits views to and from the LAC. With the implementation of the Proposed Project, some immediate

views of the LAC would be of increased building density, however, the new structures would be consistent visually with the surrounding structures.

The Proposed Project site is not a scenic resource within State scenic highway corridors. Pacific Coast Highway, the closest local state highway, is not a designated scenic highway in this area (Caltrans 2017).

The visual character of the LAC and surrounding area is that of a fully developed urban corridor, developed with a mix of institutional, commercial, residential, and park uses. Implementation of the Proposed Project would involve redevelopment, renovation, demolition, and new construction on the LAC. The 2041 Facilities Master Plan LAC Improvements incorporate the design features of the 2004 LBCC LAC Master Plan and the 2020 Unified Master Plan LAC Improvements. The LBCC LAC Master Plan has been developed to support the Long Beach Community College District vision, mission, and values. New design will contribute to a unified campus appearance with a consistent architectural character. Future construction will employ a unifying architectural vernacular, based on contemporary interpretation of the original Spanish Colonial Revival architectural style. The Proposed Project will be designed per the guidelines of the Master Plan to be compatible with the existing LAC structures and to contribute to a unified campus appearance with a consistent architectural character. The construction of buildings consistent with existing architectural style would avoid impacts associated with regulations governing scenic quality.

Development of the Proposed Project would result in the redevelopment, renovation, or replacement of existing LAC structures and the addition of new structures. The new or replacement structure would be similar in size and mass to the adjacent buildings. The design of the new or replacement structures would incorporate many of the architectural elements of the existing LAC structures and would appear as a continuation of existing background features. The new development would help unify the visual character of the LAC and would be consistent with the existing style and image of the area. Implementation of the Proposed Project will also improve the visual character of the LAC by removing features which are not consistent with the original architectural style. In addition, implementation of landscape and signage improvements will complement existing buildings and integrate future projects. Therefore, no impact would result, no significant change is anticipated from previous analyses, and no further study of the issue is required.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impacts to aesthetic issues discussed above.

4.2 AGRICULTURAL AND FORESTRY RESOURCES

The LAC is classified as “Urban and Built Up Land” by the California Department of Conservation Farmland Mapping (California Department of Conservation 2016). Since the Proposed Project Site is currently developed, no farmland activities or resources will be converted to non-agricultural uses. LBCCD LAC has a Zoning designation of Institutional and School District. The LAC is not zoned for agricultural use and Williamson Act contracts do not occur on or near the Proposed Project Site. No agricultural uses or forest land exist on or around the LBCC LAC. The implementation of the Proposed Project will have no direct or indirect impact related to farmland or forest land conversion.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impact relating to agricultural resources.

4.3 BIOLOGICAL RESOURCES (SENSITIVE HABITAT, NATURAL COMMUNITIES, WETLANDS, LOCAL POLICIES, AND HABITAT CONSERVATION PLAN)

The LBCCD LAC is an existing campus in an urbanized area with introduced landscaping. There are no known riparian habitats or other sensitive natural community on the Proposed Project site. Since no wetlands exist on or around the LAC, no adverse effects on any riparian habitat identified in local or regional plans, policies, and regulations or by the CDFW or the USFWS will occur.

No habitat conservation, natural community conservation, or other approved local, regional, or state habitat conservation plans apply to the LBCCD LAC. The Proposed Project will not conflict with any habitat conservation plans.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impacts to biological resources.

4.4 GEOLOGY AND SOILS (LANDSLIDES, SEPTIC TANKS)

The LAC is not shown on the City of Long Beach Slope Stability Study Areas map (City 1988, pp 46). The LAC is relatively flat and is not adjacent to a hillside. The LAC relies on sewers for waste water disposal and would not involve the use of alternative wastewater disposal systems.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impacts to the geology and soils issues discussed above.

4.5 HAZARDS AND HAZARDOUS MATERIALS (HAZARDOUS MATERIALS SITE, AIRPORT PLAN, EMERGENCY RESPONSE PLAN, WILDLAND FIRES)

The Proposed Project site is not included on the list of hazardous material sites compiled by the government (California Department of Toxic Substances Control 2017, California State Water Resources Control Board 2017).

The LBCCD LAC is located approximately 0.3-mile northeast of the Long Beach Municipal Airport; however, the LAC is located well outside the 65 dB CNEL contour for the airport (Chambers Group 2009). Additionally, the LBCC LAC is not located within any of the nine Runway Protection Zones (RPZ) identified in the Airport Land Use Compatibility Plan (ALUCP) of the Long Beach Municipal Airport.

The Proposed Project will be designed to provide unobstructed access at all times. Permitting requirements require the Long Beach Fire Department and the Division of State Architect (DSA) to perform an Access Compliance review and a Fire and Life Safety review, respectively, prior to approval

of the Proposed Project drawings and specification documents. Emergency access will be ensured and the Proposed Project will not interfere with adopted emergency response or evacuation plans.

The LAC is located in an urbanized area of the City of Long Beach that does not include wildlands or high fire hazard terrain or vegetation. The Proposed Project will not expose persons or structures to the risk of wildland fires during construction or operation.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impacts to the hazards and hazardous materials issues discussed above.

4.6 HYDROLOGY AND WATER QUALITY (REDIRECT FLOOD FLOWS, TSUNAMI, SEICHE)

The LAC is a developed site and is not located in a Flood Hazard Zone or 100-year or 500-year flood plain (FEMA 2008). Seiche is not an assumed hazard in the Proposed Project area. Tsunamis have the potential to impact the coastal area; however, LAC is located five miles inland and is not located in an inundation or tsunami hazard area (City 1988). Additionally, the LAC is not located in a Flood Hazard Zone.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impacts to the hydrology and water quality issues discussed above.

4.7 LAND USE AND PLANNING

The Proposed Project is located within an established institutional setting and is a continuation of existing educational uses. The Proposed Project will not physically divide an established community. The Proposed Project is in conformance with the Land Use Element of the City of Long Beach General Plan's land use designation of "Institutions/Schools."

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impacts to the land use and planning issues discussed above.

4.8 MINERAL RESOURCES

LBCC LAC is located northeast of the Wilmington Oil Field (LBCCD 2004). There is no extraction of oil on the LAC, and there will be no loss of availability of oil to the region or state. The LAC is not designated as an important mineral resource recovery site in the City of Long Beach General Plan or any other land use plan (City 1973). There is no extraction of mineral resources on the LAC.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impact relating to mineral resources.

4.9 POPULATION AND HOUSING

The 2041 Facilities Master Plan identifies capital improvement strategies to accommodate future program needs based on enrollment growth through 2041 and is designed to respond to projected increases in population in the LBCCD through 2041. The Proposed Project will facilitate the Master Plan capital improvements. The LAC Facilities Master Plan does not induce population growth, employment growth, or housing growth. The enrollment growth is expected to come from local residences and is not expected to draw significantly from out of town students who would require additional housing.

There is no removal or addition of housing related to the Proposed Project. The Proposed Project will not result in the displacement of housing or people.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impact relating to population and housing.

4.10 PUBLIC SERVICES

The Long Beach Fire Department serves the LBCC LAC. The closest fire station to the LAC is Fire Station 19, located one-half mile south. The Proposed Project will be implemented in compliance with applicable state and municipal code requirements that regulate construction, emergency access, water main capacity, fire flows, and fire hydrant capacity and location. The Proposed Project will be designed to provide unobstructed access to the Proposed Project Site at all times. Emergency access will be ensured through an Access Compliance review by the appropriate fire department and a Fire and Life Safety review by the Division of State Architect (DSA). Existing fire safety compliance will be enforced through established state and municipal project review and permitting procedures. The Proposed Project's compliance with these procedures will ensure that it does not exceed a fire department's ability to provide adequate fire protection and emergency services to the LAC during construction and operation. Therefore, the Proposed Project will not result in short-term or long-term impacts to a fire department's ability to provide fire protection and emergency services to the LAC.

Campus security is provided by the Long Beach Police Department (LBPD) City College Section, comprised of a Lieutenant, police officers, and security officers assigned to both LBCC LAC and PCC. Security is provided 24 hours a day, seven days a week. The City College Section is responsible for campus law enforcement, security, safety escorts, and emergency response. Proposed Project construction will comply with campus security emergency access, site lighting, and crime prevention requirements and procedures. Compliance with these procedures will ensure that the Proposed Project will not increase the need for police protection services.

The LBCC LAC Facilities Master Plan identifies capital improvement strategies to accommodate future program needs based on enrollment growth through 2041 and is designed to respond to projected increases in population in the LBCCD through 2041. The Proposed Project will facilitate the Facilities

Master Plan capital improvements and will not induce population growth that would result in long-term impacts to public schools.

The Proposed Project includes new construction of a new swimming pool along with physical education outdoor playing fields to include a relocated softball field, two soccer fields, six tennis courts, five sand volleyball courts, and supporting facilities, restrooms, field house, and storage. During relocation of the softball field, a temporary lack of public access to the softball field would occur. Demands for access to these fields can be satisfied at other recreation facilities located in the City of Long Beach with little, if any, impact to those facilities. After construction, the new swimming pool facility and outdoor playing fields would better serve the college and the public. This and the other improvements to recreational facilities would result in a beneficial long-term impact to parks and recreation facilities in the Project Area. The Proposed Project would not result in any impacts to other public facilities.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impact relating to the public services issues described above.

4.11 TRANSPORTATION (TRANSPORTATION PROJECT CONSISTENT WITH CEQA GUIDELINES, TRAFFIC HAZARDS, EMERGENCY ACCESS)

The Proposed Project is not a transportation project. The LAC is located in a developed urban area already characterized by moderate traffic levels. The Proposed Project will involve upgrades and improvements to vehicular and pedestrian access and circulation. The Proposed Project will not pose traffic hazards to motor vehicles, bicyclists, or pedestrians.

Implementation of the Proposed Project will be designed to provide unobstructed access at all times. Permitting requirements require the Long Beach Fire Department and the DSA to perform an Access Compliance review and a Fire and Life Safety review prior to approval of Proposed Project drawings and specification documents. Therefore, emergency access will be ensured and the Proposed Project will not interfere with adopted emergency response or evacuation plans.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impact relating to the transportation issues described above.

4.12 TRIBAL CULTURAL RESOURCES

The LBCC LAC is in an urbanized area that has been previously disturbed by past activities. A Chambers Group archaeologist visited the subject property in 2004 and determined that no open ground was present for viable for archaeological survey due to the presence of buildings, hardscape, and landscaped areas that cover the project area. Results of the 2004 records search and assessment found no previously recorded historical resources (or local register historical resources) present on the LAC campus (Chambers Group 2004).

On November 11, 2017, Chambers Group, Inc. received the results of the updated records search from the SCCIC housed at the California State University, Fullerton. The results with the SCCIC found no listed or eligible for listing CRHR historical resources or local register resources present within the Project area. Additionally, a search with the NAHC failed to identify any SLF within the Project area.

On December 14, 2017, LBCCD submitted an AB 52 project notification letter to Mr. Anthony Morales (Chief, San Gabriel Band of Mission Indians), which is the only Tribe that has requested notification of projects for this area under AB 52 from LBCCD. The notification letter included project information, location, point of contact for the District, and requested that the Tribe respond within 30 days if they would like to consult on this Project. As of January 30, 2018, no response has been received from the Tribe requesting consultation on the Project. The 30-day request for consultation ended January 13, 2018. As a result, AB 52 tribal consultation efforts are considered closed for this Project.

Based on the 2004 and 2017 findings there are no tribal cultural resources present within the Project area, and little to no potential for buried tribal cultural resources based on the past disturbance and development of the campus. However, in the event tribal cultural resources are uncovered during earth moving construction activities the mitigation measures presented above for cultural resources shall be in effect (CUL-1 and CUL-2).

The LBCC LAC is in an urbanized area that has been previously disturbed by past activities. A Chambers Group archaeologist visited the subject property in 2004 and determined that no open ground was present for viable for archaeological survey due to the presence of buildings, hardscape, and landscaped areas that cover the project area. Results of the 2004 records search and assessment found no previously recorded cultural resources present on the LAC campus (Chambers Group 2004).

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impact relating to the tribal cultural resources issues described above.

4.13 UTILITIES AND SERVICE SYSTEMS (WATER SUPPLIES, WASTEWATER CAPACITY, SOLID WASTE REGULATIONS)

The Proposed Project will not induce growth, but will accommodate a regional growth in population for which future water use has been accounted by regional water purveyors (LBWD 2015).

The Proposed Project will not induce growth, but will accommodate a projected growth in student population for which future demand on regional wastewater facilities has been projected by local and regional planning agencies.

The Proposed Project will comply with all applicable federal, state, and local statutes and regulations relating to solid waste.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impact relating to the utilities and service systems issues described above.

4.14 WILDFIRE

The LAC is not located within a state or locally classified very high fire hazard severity zone (Cal Fire 2007, 2011). Additionally, emergency access will be ensured and the Proposed Project will not interfere with adopted emergency response or evacuation plans. The LAC is located in an urbanized area of the City of Long Beach that does not include wildlands or high fire hazard terrain or vegetation. Additionally, the Proposed Project area is relatively flat and does not contain perceptible slopes on site. The Proposed Project will not expose occupants to pollutant conversations from a wildfire during construction or operation. The LAC is located in an urbanized area of the City of Long Beach that does not include wildlands or high fire hazard terrain or vegetation. Additionally, the Proposed Project does not include the installation or maintenance of structures associated with fire prevention or control. The LAC is located in an urbanized area of the City of Long Beach that does not include wildlands or high fire hazard terrain or vegetation. Additionally, the Proposed Project area is relatively flat.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in no impact relating to the wildfire issues described above.

SECTION 5.0 – LESS THAN SIGNIFICANT ENVIRONMENTAL IMPACTS

Based on the Final EIR and the Record of Proceedings, the Board finds that the Proposed Project would have less than significant environmental effects associated with the following environmental issues:

- Aesthetics (light and glare)
- Air Quality (air quality plan, violate air quality standards, pollutants near sensitive receptors, odors, and dust)
- Biological Resources (sensitive species, wildlife corridors, migratory wildlife, and local policies protecting resources)
- Cultural Resources (historic resource)
- Energy (inefficient consumption of energy, conflict with local energy efficiency plan)
- Geology and Soils (Alquist-Priolo fault zone, seismic ground shaking, liquefaction, soil erosion, unstable soil, expansive soil)
- Hazards and Hazardous Materials (materials release, materials within 0.25-mile of school)
- Hydrology and Water Quality (water quality standards, groundwater supplies, alter drainage patterns, surface runoff, flooding, stormwater drainage, groundwater quality control plan)
- Recreation
- Transportation and Traffic (land use project consistent with CEQA Guidelines)
- Utilities and Service Systems (installation of new utilities, solid waste facility capacity, solid waste reduction)

5.1 AESTHETICS (LIGHT AND GLARE)

LBCCD LAC is an existing source of light and glare in an urbanized area of the City of Long Beach. The Proposed Project would provide updated lighting on campus as well as additional sources of nighttime illumination. Lighting associated with renovated or new buildings would be similar to that of the existing surrounding buildings. Pedestrian lighting will be coordinated with other elements such as signage, security, paving materials, and street furniture. New lighting proposed in the LBCCD 2041 Facilities Master Plan for the LAC campus includes improved field lights for the two soccer fields (Outdoor Kinesiology Labs) and stadium lights at the Aquatic Center. The new lights include three field lights on each of the two soccer fields, as well as five lights at the Aquatic Center. Lighting currently exists in that portion of the campus at the existing tennis courts. The sports courts and facilities in this portion of the campus will be reconfigured with the outdoor Kinesiology Lab project; therefore, the proposed addition of lighting will occur in a portion of the campus where lighting is already present. The soccer fields and the Aquatic Center could potentially be used from 8:00 a.m. to 10:00 p.m. any day of the week, both for use of the Outdoor Kinesiology Labs and for recreational use. All lighting will be shielded and directed onto the Proposed Project Site. In addition, the more current versions of stadium lights include specialized optics that focus the light directly to the areas where it is needed, which greatly reduces light

spill while also minimizing glare. Although the addition of new lighting to the campus will cause an increase in substantial light and/or glare, this increase will not adversely affect the day or nighttime view on or around the campus.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in less than significant impacts relating to the aesthetic issues discussed above.

5.2 AIR QUALITY (AIR QUALITY PLAN, CRITERIA POLLUTANT, SENSITIVE RECEPTOR, ODORS OR DUST)

The Project Site is located in the South Coast Air Basin, which is currently designated by the USEPA for federal standards as a nonattainment area for ozone and PM_{2.5} and by CARB for the State standards as a nonattainment area for ozone, PM₁₀, and PM_{2.5}. Based on the air quality modeling and analysis contained in this report, short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional thresholds of significance or local thresholds of significance. The ongoing operation of the Proposed Project would generate air pollutant emissions that are inconsequential on a regional basis and would not result in significant impacts based on SCAQMD thresholds of significance. The analysis for long-term local air quality impacts showed that local pollutant concentrations would not be projected to exceed the air quality standards. Therefore, a less than significant long-term impact would occur, and no mitigation would be required.

Development of the proposed 2041 Facilities Master Plan would result in the demolition of 109,156 square feet of existing structures, renovation of 387,341 square feet of existing buildings, and construction of 246,018 square feet of new building space. Project construction would employ dust control measures (i.e., watering twice daily, application of soil stabilizers, daily removal of track-out onto public roads, etc.) and would utilize only CARB-certified off-road equipment and stationary equipment and would therefore be in compliance with strategies in the AQMP (SCAQMD 2017) for attaining and maintaining the air quality standards. Construction of the Proposed Project would therefore not conflict or obstruct the implementation of the AQMP or applicable portions of the SIP.

The project applicant has committed to a net zero building energy use campus by the buildout year 2041. To address the SCAQMD program for reducing toxic and smog-forming air pollutants from mobile sources, the Proposed Project would provide 36 electric vehicle charging stations that would be placed strategically throughout the campus. In addition, the LAC campus promotes the use of public transportation; and bus stops are currently located on Clark Avenue, East Carson Street, and East Lew Davis Street, which are all in the immediate vicinity of the LAC campus. Operation of the Proposed Project would therefore be in compliance with strategies in the AQMP (SCAQMD 2017) for attaining and maintaining the air quality standards. Operation of the Proposed Project would therefore not conflict or obstruct the implementation of the AQMP or applicable portions of the SIP.

The analysis provided in the Draft SEIR indicates that over the course of buildout, emissions from the proposed 2041 Facilities Master Plan would not result in significant impacts based on SCAQMD thresholds of significance. Additionally, project construction and operation would be in compliance with the strategies outlined in the AQMP. As such the Proposed Project is not anticipated to exceed the AQMP assumptions for the Project Site and is found to be consistent with the AQMPs for the Air Basin.

Therefore, air quality impacts resulting from construction and operation of the Proposed Project would not be cumulatively considerable.

Implementation of the proposed 2041 Facilities Master Plan may expose sensitive receptors to substantial pollutant concentrations. The greatest potential for toxic air contaminant emissions would be related to diesel particulate matter (DPM) emissions associated with heavy equipment operations during construction of the Proposed Project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk.” “Individual cancer risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the Proposed Project would not result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. In addition, California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449 regulates emissions from off-road diesel equipment in California. This regulation limits idling of equipment to no more than five minutes and requires equipment operators to label each piece of equipment and provide annual reports to CARB of their fleet’s usage and emissions. This regulation also requires systematic upgrading of the emission Tier level of each fleet, and currently no commercial operator is allowed to purchase Tier 0 or Tier 1 equipment, and by January 2023 no commercial operator is allowed to purchase Tier 2 equipment. In addition to the purchase restrictions, equipment operators need to meet fleet average emissions targets that become more stringent each year between years 2014 and 2023. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the Proposed Project. As such, construction of the Proposed Project would result in a less than significant exposure of sensitive receptors to substantial pollutant concentrations.

The ongoing operations of the Proposed Project may expose sensitive receptors to substantial pollutant concentrations of local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from onsite operations. CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts to sensitive receptors. Therefore, operation of the Proposed Project would result in a less than significant exposure of offsite sensitive receptors to substantial pollutant concentrations.

Potential sources that may emit odors are from the application of asphalt and paint and diesel-fueled equipment during the construction period and from diesel-fueled trucks during the operation of the facility. Odors generated during construction would be short-term and would not result in long-term impacts to the surrounding area.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record that the Proposed Project would result in less than significant impacts relating to the air quality issues discussed above.

5.3 BIOLOGICAL RESOURCES (SENSITIVE SPECIES, WILDLIFE SPECIES, WILDLIFE CORRIDORS, LOCAL POLICIES)

The LBCCD LAC campus is a developed site and is located in an urbanized area in the City of Long Beach. Campus vegetation is limited to introduced landscaping. There are no known candidates, sensitive or special status species on or around the LAC. Additionally, the Open Space and Recreation Element of the City of Long Beach General Plan does not identify LAC as open space for the preservation of natural resources (City 2002).

The LBCCD LAC is an existing campus in an urbanized area. There are no known native resident or migratory fish or wildlife species, established wildlife corridors, or native wildlife nursery sites on the site. As discussed previously in the SEIR and PEIR, LBCCD intends to avoid the removal of mature ornamental trees; implementation of the Master Plan may require the removal of large trees that could support raptor nesting. As stated previously in the SEIR and PEIR, LBCCD shall attempt to limit removal of mature trees. As part of the Master Plan Best Management Practices (BMPs), if removal is to occur between March 1 through July 30, a survey to identify active raptor nests shall be conducted by a qualified biologist no more than two weeks before the start of construction. Removal of any mature trees with active raptor nests will be delayed until a qualified biologist determines that the subject raptor(s) are no longer nesting or until juveniles have fledged.

The Proposed Project will incorporate landscaping improvements. As discussed previously in the SEIR and PEIR, LBCCD intends to avoid the removal of mature ornamental trees; implementation of the Master Plan may require the removal of large trees that could support raptor nesting. As stated previously in the SEIR and PEIR, LBCCD shall attempt to limit removal of mature trees. The City of Long Beach has a Tree Maintenance Policy that applies to planting, maintenance, and removal of street trees located in the public rights-of-way (City 2006). The LBCCD will comply with this Tree Maintenance Policy. The Proposed Project will not conflict with any local policies or ordinances protecting biological resources.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in less than significant impacts relating to the biological resources issues discussed above.

5.4 CULTURAL RESOURCES (HISTORIC RESOURCES)

A cultural resources memo report was prepared for the LAC and is included in Appendix A of this document (Chambers Group 2017). The memo was prepared to assess potential changes to the Cultural Resources Inventory Report prepared by Chambers Group in 2009 (Chambers Group 2009) and included an updated cultural resources records search/literature review. The memo found the previous survey data to be correct.

On the 2009 study, buildings were surveyed based on a 45-year age threshold by calendar year 2020. Using these criteria, buildings built in or before 1975 were considered as part of this survey. Nine buildings were determined as eligible for survey on Long Beach City College District's LAC According to the cultural resources inventory report, Buildings A, F, G, J, K, L, P, Q, and R were constructed between 1935 and 1956, with subsequent additions and alterations made to most of the original structures. The surveyed buildings do not provide for architectural stylistic or artistic integrity and do not appear to be

associated with significant events, themes or persons in history and the properties are unlikely to yield future information about the past. None of the structures are known to have been directly associated with any persons or events significant to the broad patterns of local, state, or national history. The buildings therefore failed to meet any requirement for eligibility as a historical resource for either California Register of Historical Resources (CRHR) or local register listing.

On November 11, 2017, Chambers Group, Inc. received the results of the updated records search from the South Central Coastal Information Center (SCCIC) housed at the California State University, Fullerton. These results found no historical resources listed or eligible for listing on the CRHR or local register within the Project area.

Based the 2004 and 2017 findings there are no historical resources present within the Project area, and therefore the Proposed Project as planned with have no impact on Historical Resources.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in less than significant impacts relating to the cultural resources issues discussed above.

5.5 ENERGY

The Proposed Project includes the demolition, construction, and/or renovation of buildings located on the LBCC LAC. Construction associated with the Proposed Project would result in a temporary increase in energy consumption due to the energy requirements associated with operating construction equipment. All construction activities would implement BMPs to reduce construction related emissions, which would minimize the energy needed to implement the Proposed Project. The Proposed Project would implement California Code of Regulations Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Compliance with this regulation would result in LAC buildings that require less electricity, natural gas, and other fuels for operational purposes. Additionally, LBCCD has adopted strategies to reduce energy consumption. These strategies include, but are not limited to, maximizing energy efficiencies to reduce both electrical consumption and peak demand, and promoting renewable power sources for offsetting peak demand. Therefore, the Proposed Project would result in less than significant impacts associated with wasteful or inefficient energy consumption during construction or operation.

The Proposed Project would comply with California Code of Regulations Title 24, which regulates the amount of energy consumed by new development for heating, cooling, ventilation, and lighting. Additionally, the Proposed Project would implement the District wide strategy of promoting renewable energy sources.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in less than significant impacts relating to the energy issues discussed above.

5.6 GEOLOGY AND SOILS (ALQUIST PRIOLO FAULT ZONE, SEISMIC GROUND SHAKING, LIQUEFACTION, SOIL EROSION, LANDSLIDE, LATERAL SPREADING, EXPANSIVE SOIL)

Although the LAC is located within a seismically active region of southern California, the LAC is not located within a state-designated Alquist-Priolo Special Study Zone (City 1988, Figure 2). The Alquist-Priolo Special Study Zone prevents construction of buildings used for human occupancy on the surface trace of active faults. The nearest designated Alquist-Priolo Earthquake Fault Zone is the Newport-Inglewood Fault Zone located approximately 2.5 miles southwest of the Proposed Project site. Construction activities for the Proposed Project will be conducted in accordance with California and City of Long Beach regulations and ordinances pertaining to the mitigation of potential geologic and seismic impacts.

The four main fault systems most likely to cause potentially significant seismic damage in the Proposed Project area are the San Andreas Fault, the Santa Monica-Hollywood/Malibu Coast Fault, the Newport-Inglewood Fault, and the Palos Verdes Fault (City 1988, Figure 6).

The Proposed Project design will conform to the standards and requirements of the California Building Code, the Long Beach Municipal Code, and recommendations from Structural Engineers Association of California, including strict compliance with procedures for development in areas of ground shaking and engineered fill. In addition, the Division of State Architect (DSA) will review the Proposed Project site engineering geology and geotechnical reports and approve plans prior to issuing building permits. Conformance with applicable building and seismic codes will reduce impacts associated with seismic ground shaking to a less than significant level.

Building-specific geotechnical studies have indicated that the potential for ground failure, specifically liquefaction and seismically-induced settlement, is possible onsite (Amec Foster Wheeler 2015a, 2015b). These geotechnical studies include construction recommendations for site-specific geological conditions. Conformance with these recommendations and all applicable building and seismic codes will reduce impacts associated with seismic-related ground failure, including liquefaction, to a level of less than significant.

The LAC has been previously graded, developed, and paved. Construction activities will involve minimal soil disruption. Conformance with applicable erosion control regulations during construction activities will reduce impacts to a level of less than significant. The Proposed Project would also include BMPs outlined in the PEIR including compliance with SWPPP and SUSMP.

The LAC has been previously graded and developed. Conformance with applicable building and seismic codes and implementation of geotechnical recommendations, will reduce impacts associated with unstable geologic units or soils to a level of less than significant (LBCC 2015a, 2015b). The LAC has been previously graded and developed. Conformance with applicable building and seismic codes and implementation of geotechnical recommendations, will reduce impacts associated with expansive soils to a level of less than significant (Amec Foster Wheeler 2015a, 2015b).

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in less than significant impacts relating to the geology and soils issues discussed above.

5.7 GREENHOUSE GASES

The Proposed Project may generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The Proposed Project consists of a Master Plan for a junior college that would result in the demolition of 109,156 square feet of existing structures, renovation of 387,341 square feet of existing buildings, and construction of 246,018 square feet of new building space. These improvements are anticipated to increase the student enrollment of the LAC campus by 7,458 students. Implementation of the 2041 Facilities Master Plan is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment.

Implementation of the proposed 2041 Facilities Master Plan would create 10,829.29 MTCO₂e per year, which is equivalent to 1.45 MTCO₂e per year per SP, which would be within SCAQMD's modified draft threshold of 3.96 MTCO₂e per year per SP that has been modified to account for the more stringent GHG emissions reduction required by AB 197 and SB 32. Therefore, a less than significant generation of GHG emissions would occur from implementation of the proposed 2041 Facilities Master Plan.

The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. As detailed above in Impact 3.6-1, the City of Long Beach has not yet adopted a climate action plan; as such, the only applicable plans for reducing GHGs are the SCAG 2016-2040 RTP/SCS and CARB's 2017 Climate Change Scoping Plan.

Implementation of design features committed to by the LBCCD and Statewide regulatory requirements including the CALGreen building standards, the Proposed Project would be consistent with all feasible mitigation measure for individual projects provided in the CARB's 2017 Scoping Plan. Therefore, implementation of the proposed 2041 Facilities Master Plan would not conflict with any applicable plan that reduces GHG emissions. Impacts would be less than significant.

FINDINGS

- 2) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in less than significant impacts relating to the greenhouse gas emissions issues discussed above.

5.8 HAZARDS AND HAZARDOUS MATERIALS (HAZARDOUS MATERIALS RELEASE, MATERIALS WITHIN 0.25-MILE OF SCHOOL)

Hazardous or flammable substances that may be used during the construction phase of the Proposed Project would include vehicle fuels and oils for the operation of heavy equipment. Diesel and/or other construction equipment and vehicle fuels would be used; however, the transport, storage, and usage of hazardous materials such as fuels are regulated by the State. The Proposed Project would comply with all State regulations during construction reducing any impacts to be less than significant.

Twain Elementary School is located approximately 0.25-mile north of the LBCCD LAC. Construction of the Proposed Project will result in the storage and use of minimal amounts of hazardous materials for routine cleaning and landscaping on LAC. The use of hazardous materials (i.e., fuel, cleaning solvents, paint, etc.) during construction activities will be minimal. The Proposed Project would comply with applicable City, State, and Federal regulations reducing any impacts to less than significant.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in less than significant impacts relating to the hazards and hazardous materials issues discussed above.

5.9 HYDROLOGY AND WATER QUALITY (WATER QUALITY STANDARDS, GROUNDWATER SUPPLIES, ALTER DRAINAGE PATTERN, FLOODING, STORMWATER DRAINAGE, GROUNDWATER WATER QUALITY CONTROL PLAN)

Surface water runoff from LBCCD LAC is regulated under the City of Long Beach National Pollutant Discharge Elimination System (NPDES) permit (NPDES Permit No. 99-060, CAS004003/CI 8052) for municipal stormwater discharges. Surface water runoff from LAC for construction activities is regulated under the statewide NPDES General Permit for Stormwater Discharges Associated with Construction Activity (General Construction Permit, Order No. 99-08-DWQ; Permit No. CAS000002). Pollutants from construction activities have the potential to enter the LAC storm drain system. To reduce potential impacts to water quality and to comply with the requirements of the NPDES General Construction Permit, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared. The SWPPP outlines BMPs that prevent such impacts. BMPs would be implemented prior to initiation of construction activities and throughout the duration of construction reducing any impacts to less than significant. Additionally, the LAC is developed and not identified as a groundwater recharge basin.

The Proposed Project is located on a developed site and will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Construction of the Proposed Project will not significantly alter existing groundwater recharge patterns.

The LAC is an existing campus in an urbanized location. The drainage pattern of the LAC and surrounding area is established and there are no streams or rivers on the LAC. The drainage system for LAC and the City of Long Beach is also established. Construction activities will conform to regulatory requirements and will not result in substantial erosion or siltation on or off site. Additionally, the Proposed Project would not result in a significant increase in impervious surface on the LAC.

The drainage pattern of the LAC and surrounding area is established and there are no streams or rivers on the LAC. The drainage system for LAC and the City of Long Beach is also established. The Proposed Project would not substantially increase the amount of impervious surface on the LAC. The amount of surface runoff resulting from implementation of the Proposed Project would be similar to the existing condition.

Implementation of the Proposed Project will not exceed the capacity of the existing stormwater drainage system or result in additional sources of polluted runoff. As part of implementation of the Proposed Project, improvements will be made to the existing campus drainage system. The District will also prepare a Standard Urban Stormwater Mitigation Plan (SUSMP) for LAC. SUSMP requirements require “treatment” of 85 percent of the total annual runoff. The BMPs identified in the SUSMP will reduce impacts to water quality to less than significant level.

The Regional Water Board’s Basin Plan is the applicable water quality control plan for the Proposed Project area. The Basin Plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters. As mentioned above, the Proposed Project would comply with the

NPDES General Construction Permit, which required the preparation of a SWPPP. The SWPPP outlines BMPs that prevent impacts to water quality. BMPs would be implemented prior to initiation of construction activities and throughout the duration of construction reducing any impacts to less than significant. Additionally, the operation use of the Proposed Project area will remain the same as the existing use and rate and amount of runoff would be substantially similar to existing conditions.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in less than significant impacts relating to the hydrology and water quality issues discussed above.

5.10 NOISE

The Proposed Project would not expose persons to or generate excessive groundborne vibration or groundborne noise levels. The highest vibration level at the single-family homes located as near as 130 feet from proposed construction activities would occur if an impact pile driver were to be utilized during construction that would create a vibration level as high as 0.2476 inch per second PPV. Based on typical propagation rates, all construction equipment vibration levels at the nearby single-family homes would be within the City's 0.3864 in per second PPV vibration standard. Truck loading activities would occur onsite as near as 125 feet from the nearest home. Based on typical propagation rates, the vibration level at the nearest home would be 0.01 inch per second PPV. This would be within the City's vibration standard of 0.386 inch per second PPV. Therefore, vibration created from operation of the Proposed Project would be below the threshold of perception at the nearest offsite resident. Impacts would be less than significant.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in less than significant impacts relating to the noise issues discussed above.

5.11 RECREATION

The Proposed Project includes new construction of a new swimming pool along with physical education outdoor playing fields to include a relocated softball field, two soccer fields, six tennis courts, five sand volleyball courts, and supporting facilities, restrooms, field house, storage. During relocation of the softball field, a temporary lack of public access to the softball field would occur. Demands for access to these fields can be satisfied at other recreation facilities located in the City of Long Beach with little, if any, impact to those facilities. After construction, the new swimming pool facility and outdoor playing fields would better serve the college and the public. This and the other improvements to recreational facilities would result in a beneficial long-term impact to parks and recreation facilities in the Project Area.

The Proposed Project would not require the construction or expansion of off-site recreational facilities. The Proposed Project would include upgrades to existing recreational facilities.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record that the Proposed Project would result in less than significant impacts relating to the recreational resources discussed above.

5.12 UTILITIES AND SERVICES SYSTEMS (NEW UTILITY FACILITIES, SOLID WASTE CAPACITY, SOLID WASTE REDUCTION)

The Proposed Project would not be expected to place an undue burden on existing water, wastewater treatment, electric power, natural gas, or telecommunication facilities. The Proposed Project would be developed on a site where the LAC is already established in an urbanized setting. The Proposed Project will not induce growth, but will accommodate a regional growth in population. Such development was taken into account by regional water purveyors and wastewater treatment facilities in their regional planning for upgrading facilities (LBWD 2015, LBWD 2014). Additionally, electric and natural gas utilities are considered on demand utilities and service is provided as needed.

The Proposed Project will involve upgrades to the existing on-site stormwater conveyance system. Short-term impacts to site drainage during construction will be mitigated through the use of BMPs. Long-term impacts will not result to the storm drain system as the Proposed Project will not significantly increase impervious surfaces that would contribute to additional stormwater flow.

The Sanitation Districts of Los Angeles County (LACSD) and private waste management collectors and disposal facilities manage solid waste in the county. The LACSD operates a comprehensive solid waste management system that includes three active sanitary landfills, three closed landfills, two materials recovery/transfer stations, three gas-to-energy facilities, a clean-fuel facility, two full-service recycle centers, multiple landfill recycling programs, and, in conjunction with the County's Department of Public Works, an extensive program of household hazardous waste and electronic waste collection round-ups.

The active landfills and the materials recovery/transfer stations receive approximately 19,000 tons of nonhazardous solid waste per day, of which approximately 15,500 tons per day is disposed, with the remainder being reused or recycled. This disposal represents approximately 40 percent of the total solid waste disposed of by the residents and businesses of the county. The remaining 60 percent is disposed of at privately owned landfills. In general, solid waste is hauled directly to Class III landfills, transfer stations, resource recovery centers, and refuse-to-energy facilities.

The Proposed Project will not significantly affect the volume of solid waste. Construction of the Proposed Project would result in the generation of solid waste including scrap lumber, concrete, residual waste, packaging material, plastics, and vegetation. To ensure optimal diversion of solid waste resources by the Proposed Project, the District will require contractors to recycle or salvage nonhazardous waste materials generated during demolition and/or construction, to foster material recovery and reuse, and to minimize disposal in landfills. Furthermore, impacts from construction activities will be short-term and intermittent, and will be mitigated by compliance with existing state solid waste reduction statutes. A less than significant impact to regional landfills is expected to result from the Proposed Project.

Construction of the Proposed Project would result in the generation of solid waste including scrap lumber, concrete, residual waste, packaging material, plastics, and vegetation. To ensure optimal diversion of solid waste resources by the Proposed Project, the District will require contractors to recycle or salvage nonhazardous waste materials generated during demolition and/or construction, to

foster material recovery and reuse, and to minimize disposal in landfills. Furthermore, impacts from construction activities will be short-term and intermittent, and will be mitigated by compliance with existing state solid waste reduction statutes.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR, and the whole of the record, that the Proposed Project would result in less than significant impacts relating to the utilities and service systems issues discussed above.

5.13 IRREVERSIBLE ENVIRONMENTAL CHANGES

According to the *CEQA Guidelines*, “[u]ses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irrecoverable commitments of resources should be evaluated to assure that such current consumption is justified.” Therefore, the purpose of this analysis is to identify any significant irreversible environmental effects of project implementation that cannot be avoided.

Both construction and operation of the Proposed Project would lead to the consumption of limited, slowly renewable and nonrenewable resources, committing such resources to uses that future generations would be unable to reverse. The new development would require the commitment of resources that include: (1) building materials, (2) fuel and operational materials/resources, and (3) the transportation of goods and people to and from the Proposed Project Site.

Construction of the Proposed Project would consume certain types of lumber and other forest products, the raw materials in steel, metals such as copper and lead, aggregate materials used in concrete and asphalt such as sand and stone, water, petrochemical construction materials such as plastic, petroleum-based construction materials, and other similar slowly renewable or nonrenewable resources. Additionally, fossil fuels for construction vehicles and equipment would also be consumed. In terms of project operations, the following slowly renewable or nonrenewable resources would be required: natural gas and electricity, petroleum-based fuels, fossil fuels, and water. Title 24 of the California Administrative Code regulates the amount of energy consumed by new development for heating, cooling, ventilation, and lighting purposes. Nevertheless, the consumption of such resources would represent a long-term commitment of those resources.

The commitment of resources required for the construction and operation of the Proposed Project would limit the availability of such resources for future generations or for other uses during the life of the Project. However, continued use of such resources is consistent with the anticipated growth and planned changes on the Proposed Project Site and within the general vicinity. Furthermore, impacts to the energy supply would be less than significant given the existing levels of development within the City of Long Beach and the County of Los Angeles.

Future generations will likely continue to use LBCC LAC for educational and community purposes. The Proposed Project will not preclude use of the site for other purposes in the future to any degree greater than the No Project Alternative. Additionally, these same resources will be required for the development of the Proposed Project in an available alternative location. In the long term, compared to

initial implementation of the Proposed Project, the level of resource commitment for continued operation and maintenance of the LBCC LAC will be minimal.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR and the whole of the record, that the Proposed Project would result in less than significant impact relating to irreversible environmental changes.

5.14 GROWTH-INDUCING IMPACTS

Pursuant to the CEQA Guidelines: an EIR must address whether a project will directly or indirectly foster growth as follows:

[An EIR shall] discuss the ways in which the Proposed Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of wastewater treatment plant, might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities so consideration must be given to this impact. Also, discuss the characteristic of some projects, which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

As discussed below, this analysis evaluates whether the Proposed Project would directly, or indirectly, induce economic, population, or housing growth in the surrounding environment.

Direct Growth-Inducing Impacts in the Surrounding Environment

Direct growth-inducing impacts occur when the development of a project induces population growth or the construction of additional developments in the same area of a proposed project and produces related growth-associated impacts. Growth-inducing projects, such as the construction of a new road into an undeveloped area, a wastewater treatment plant expansion, and projects that allow new development in the service area, remove physical obstacles to population growth. Constructions of such infrastructure projects are considered in relation to the potential development and the potential environmental impacts.

Implementation of the LBCCD 2041 Facilities Master Plan will affect the construction of new buildings, renovation and modernization of and additions to existing facilities, demolition of existing buildings, and landscaping and open space on campus designed to accommodate projected growth in student population by the LBCCD and regional planning agencies. However, the Proposed Project does not include residential development and does not directly induce population growth. Additionally, a low potential exists that the Proposed Project will directly induce construction of similar college-level facilities in the Project Area and cause growth-related impacts. The Proposed Project will not remove obstacles to regional growth and related development.

Indirect Growth-Inducing Impacts in the Surrounding Environment

Although the Proposed Project will result in additional employment in response to projected enrollment growth, increase in employment has been accounted for by local and regional planning agencies (i.e., City of Long Beach Planning Department and the SCAG), prior to design of the Proposed Project. The purpose of the Proposed Project is to respond to anticipated growth in student enrollment and the need to upgrade the quality of campus educational facilities. The Proposed Project does not contain components likely to indirectly induce employment or an employment-related increase in population.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR and the whole of the record, that the Proposed Project would result in less than significant impacts relating to growth-inducing impacts.

SECTION 6.0 – LESS THAN SIGNIFICANT ENVIRONMENTAL IMPACTS WITH MITIGATION INCORPORATED

Based on the Final EIR and the Record of Proceedings, the Board finds that the Proposed Project would have less than significant environmental effects with mitigation incorporated associated with the following environmental issues:

- Cultural Resources (archaeological resources, human remains)
- Geology and Soils (paleontological resources)
- Hazards and Hazardous Materials (transport of hazardous materials)
- Noise (ambient noise)

6.1 CULTURAL RESOURCES (ARCHAEOLOGICAL RESOURCES, HUMAN REMAINS)

The LBCC LAC is located in an urbanized area that has been previously disturbed by past activities. A Chambers Group archaeologist visited the subject property in 2004 and determined that no open ground was present for a viable archaeological survey due to the presence of buildings, hardscape, and landscaped areas that cover the project area. Results of the 2004 records search and field visit found no archaeological resources present on the LAC campus (Chambers Group 2004). Additionally, the previous results found the area to be heavily disturbed with a considerable amount of fill present due to past development in the area, and therefore found there to be very low potential for buried archaeological materials in the Project area (Chambers Group 2004).

On November 11, 2017, Chambers Group, Inc. received the results of the updated records search from the SCCIC housed at the California State University, Fullerton. These results found no archaeological resources within the Project area have been identified since the previous assessment in 2004 (Chambers Group 2017).

Based the 2004 and 2017 findings there are no archaeological resources present within the Project area, and little to no potential for buried archaeological deposits based on the past disturbance and development of the campus. However, in the event archaeological resources are uncovered during earth moving construction activities the following measure has been provided to ensure less than significant impacts to archaeological resources.

CUL-1: In the event that a concentration of artifacts or culturally modified soil deposits (including trash pits older than 50 years) should be encountered at any time during ground disturbing activities, all work must stop until a qualified archaeologist views the finds and makes a preliminary evaluation. If warranted, further archaeological work in the discovery area should be performed.

No known human remains are located on the LAC. The LAC is located in an urbanized area previously disturbed by past activities. In addition to the updated records search completed for the 2017 cultural resources memo report, Chambers Group contacted the Native American Heritage Commission (NAHC) to conduct a Sacred Lands File (SLF) search of the Project area to determine if resources significant to Native American groups are located within the Project area. The NAHC responded that the review of the

SLF returned negative results for the Project area (Chambers Group 2017). Based on the results of the updated records search, review of historic maps, and the NAHC SLF search conducted for the 2017 cultural resources memo report, there has been no change to the potential for human remains within the project area from the 2009 report. However, in the event human remains are uncovered during earth moving construction activities the following measure has been provided to ensure less than significant impacts to such resources.

CUL-2: Although unlikely, if human remains are encountered, all work must stop in the immediate vicinity of the discovery until the County Coroner and a qualified archaeologist evaluate the remains in accordance with California Public Resource Code 5097.98 and Health and Safety code 7050.5.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR and the whole of the record, that the Proposed Project would result in less than significant impacts relating to cultural resources with incorporation of the above mitigation measures.

6.2 GEOLOGY AND SOILS (PALEONTOLOGICAL RESOURCES)

No known paleontological resources are located on the LAC. The LAC is located in an urbanized area previously disturbed by past activities. Furthermore, the 2004 Master Plan PEIR defines mitigation measures to reduce any impacts to paleontological resources discovered during construction to less than significant. Additionally, the LAC does not contain any unique geologic features. Therefore, no significant impacts will result from construction activities, no significant change is anticipated from previous analyses, and no further study of the issue is required. The mitigation included in the PEIR for the 2004 Master Plan includes the following:

MM PALEO 1 (MM 4.8-1a in PEIR): Prior to earthmoving that will reach depths of more than 10 feet bgs, a Project paleontologist will be retained by LBCC and will develop a mitigation plan and a discovery clause/treatment plan to be implemented during earthmoving on the Project Site. At a minimum, the treatment plan will require the recovery and subsequent treatment of any fossil remains and associated data uncovered by earthmoving activities. As part of the plan, the Project paleontologist will develop a storage agreement with the Natural History Museum of Los Angeles County, Vertebrate Paleontology Section, San Bernardino County Museum, or another acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered as a result of the mitigation program, and for the archiving of associated specimen data and corresponding geologic and geographic site data at the museum repository.

MM PALEO-2 (MM 4.8-1b in PEIR): The paleontologist and a paleontologic construction monitor shall attend a pre-grade meeting to explain the mitigation program to grading contractor staff and to develop procedures and lines of communication to be implemented if fossil remains are uncovered by earthmoving.

- MM PALEO-3** (MM 4.8-1c in PEIR): Paleontologic monitoring of earthmoving will be conducted by the monitor in areas of the Project Site underlain by previously undisturbed strata that will be disturbed by earthmoving extending 10 feet bgs.
- MM PALEO-4** (MM 4.8-1d in PEIR): If fossil remains are found by the monitor, earthmoving will be diverted temporarily around the fossil site until the remains have been recovered and the monitor agrees to allow earthmoving to proceed.
- MM PALEO-5** (MM 4.8-1e in PEIR): If Pliocene-Pleistocene marine sediments are encountered, up to 6,000 pounds of fossiliferous rock will be recovered from each fossil-bearing site and processed to allow for the recovery of smaller fossil remains.
- MM PALEO-5** (MM 4.8-1f in PEIR): Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated and catalogued, and associated specimen data and corresponding geologic and geographic site data will be archived at the museum repository by a laboratory technician. The remains then will be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified investigators.
- MM PALEO-6** (MM 4.8-1g in PEIR): A final report of findings will be prepared by the paleontologist for submission to LBCC and the museum repository following accessioning of the specimens into the museum repository fossil collection. The report will describe geology/stratigraphy; summarize field and laboratory methods used; include a faunal list and an inventory of curated/catalogued fossil specimens; evaluate the scientific importance of the specimens; and discuss the relationship of any newly recorded fossil site in the parcel to relevant fossil sites previously recorded from other areas.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR and the whole of the record, that the Proposed Project would result in less than significant impacts relating to geology and soils with incorporation of the above mitigation measures.

6.3 HAZARDS AND HAZARDOUS MATERIALS (TRANSPORT OF HAZARDOUS MATERIALS)

As previously discussed in the PEIR, asbestos inspections conducted by CF Environmental, Inc., in April 2002 identified the presence and quantity of asbestos containing materials (ACM) in all permanent buildings at LBCC LAC. Compliance with federal and state law ensures that, prior to demolition, alteration, or renovation, (1) proper notification is given to the SCAQMD, (regulates airborne pollutants), and the local California OSHA office; and (2) the LBCCD will certify that ACM's have been removed or mitigated by a licensed asbestos abatement contractor certified by the State of California Contractors Licensing Board. Because these permitting requirements automatically apply to Project development, they are considered standard conditions for Project approval that will reduce potential effects to a less than significant level during construction and operation. In addition, the Proposed Project would include the mitigation measures as outlined in the 2004 Master Plan PEIR and included below.

The use of hazardous materials (i.e., fuel, cleaning solvents, paint, etc.) during construction activities will be minimal and in compliance with applicable City, State, and Federal regulations. The use of hazardous materials post-construction will include minimal amounts of cleaning solvents and fuel for janitorial purposes and landscaping maintenance. Limited amounts of these types of hazardous materials will be transported or disposed of during routine day-to-day operations. Therefore, no significant impacts are expected and no further study of the issue is required. The mitigation measure included in the 2004 Master Plan PEIR includes the following:

MM HAZ-1 (MM 4.10-1 and MM 4.10-2 in the PEIR): Prior to demolition, alteration, or renovation of structures at LAC, a LBP sampling and analysis survey of buildings and appurtenances will be conducted to assess the presence of LBP. If found, prior to demolition, alteration, or renovation, the LBP will be removed and disposed of by a licensed LBP abatement contractor certified by the State of California Contractors Licensing Board in compliance with state and federal policy.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR and the whole of the record, that the Proposed Project would result in less than significant impacts relating to hazards and hazardous materials with incorporation of the above mitigation measure.

6.4 NOISE (AMBIENT NOISE)

The Proposed Project may generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the General Plan or Noise Ordinance or applicable standards of other agencies. The greatest noise impact would occur during the demolition phase of construction at the homes on the north side of Carson Street with a noise level as high as 76 dBA, which is within the FTA's construction noise threshold of 80 dBA. Through adherence to the noise limitation of allowable construction times provided in Section 8.80.202 of the City's Municipal Code, the Proposed Project would not create a substantial temporary increase in ambient noise levels from construction of the proposed Project. For the year 2041 conditions, the Proposed Project's permanent noise increases to the nearby homes from the generation of additional vehicular traffic would not exceed the FTA's allowable increase thresholds detailed above. Therefore, construction-related noise impacts would be less than significant.

MM N-1 The site plan and project design for the Swim Pool Facility shall include construction of a minimum 16-foot-high wall along the northern edge of the Swim Pool Facility that is adjacent to Carson Street. There shall be no cut outs or openings in the noise barrier.

MM N-2 The LBCCD shall restrict any swimming or water polo competitions from occurring in the Swim Pool Facility between the hours of 10:00 p.m. and 7:00 a.m. This restriction shall not apply to swim and water polo practices and other non-intensive uses of the Swim Pool Facility.

FINDINGS

- 1) The Board finds, based on the Initial Study, the Final SEIR and the whole of the record, that the Proposed Project would result in less than significant impacts relating to noise with incorporation of the above mitigation measures.

SECTION 7.0 – SIGNIFICANT AND UNAVOIDABLE IMPACTS

This Section describes the environmental issue areas on which the Proposed Project would have significant and unavoidable impacts. Section 8 discusses the degree to which the Proposed Project Alternatives (including the recommended Proposed Project Alternative) reduce or increase these significant and unavoidable impacts.

The potentially adverse effects of the Proposed Project are identified in the Final EIR. After implementation of project design features and mitigation measures, the Proposed Project will have a significant and unavoidable impact on the following environmental resource areas: Transportation (conflict with transportation plan).

In accordance with CEQA Guidelines Section 15093, a Statement of Overriding Considerations has been prepared to substantiate the District's decision to accept these significant and unavoidable adverse environmental impacts because of the benefits afforded by the Proposed Project.

7.1 TRANSPORTATION (LAND USE PROJECT CONSISTENCY WITH GUIDELINES, CONFLICT WITH TRANSPORTATION PLAN)

The relative impacts of the Proposed Project during the AM peak hour and PM peak hour were evaluated based on analysis of future operating conditions at the 21 key study intersections, without, then with, the Proposed Project. The previously discussed capacity analysis procedures were utilized to investigate the future V/C relationships and service level characteristics at each study intersection. The significance of the potential impacts of the Project at each key intersection was then evaluated using traffic impact criteria. The existing plus project traffic conditions have been generated based upon existing conditions and the estimated project traffic. These forecast traffic conditions have been prepared pursuant to the *CEQA Guidelines*, which require that the potential impacts of a project be evaluated upon the circulation system as it currently exists.

Horizon year, background traffic growth estimates have been calculated using an ambient traffic growth factor. The ambient traffic growth factor is intended to include unknown and future cumulative projects in the study area, as well as account for regular growth in traffic volumes due to the development of projects outside the study area. The future growth in traffic volumes has been calculated at 0.708 percent per year. Applied to the Year 2017 existing traffic volumes, this factor results in a 16.992 percent growth in existing volumes to the planning horizon Year 2041.

An analysis of future (Year 2041) cumulative traffic conditions indicates that the addition of ambient traffic growth and cumulative projects traffic will adversely impact 13 of the 21 key study intersections. The remaining eight key study intersections are forecast to continue to operate at acceptable LOS during the AM and PM peak hours with the addition of ambient traffic growth and cumulative projects traffic.

The added traffic associated with the Proposed Project will significantly impact seven of the 21 key study intersections when compared to the LOS standards and significant impact criteria specified in this report. Although the intersections of Lakewood Boulevard/Del Amo Boulevard, Clark Avenue/Del Amo Boulevard, Cherry Avenue/Carson Street, Woodruff Avenue/Carson Street, Bellflower Boulevard/Wardlow Road, Lakewood Boulevard/Spring Street, and Bellflower Boulevard/Spring Street are forecast to operate at unacceptable LOS E and/or F during the AM and/or PM peak hours with the

addition of project traffic, the Proposed Project is expected to add less than 0.020 to the ICU value, which results in a less than significant impact. The remaining seven key study intersections are forecast to continue to operate at an acceptable LOS with the addition of project-generated traffic in the Year 2041.

The implementation of improvements at the impacted key study intersection of Lakewood Boulevard/Harvey Way offsets the impact of project traffic; however, this location is still forecast to operate at unacceptable LOS E during the PM peak hour. The implementation of improvements at the impacted key study intersections of Clark Avenue/Harvey Way and Faculty Avenue/Carson Street completely offsets the impact of project traffic, and the key study intersections are forecast to operate at an acceptable LOS during the AM and PM peak hours. For the remaining four impacted key study intersections of Paramount Boulevard/Carson Street, Lakewood Boulevard/Carson Street, Clark Avenue/Carson Street, and Bellflower Boulevard/Carson Street, additional capacity-enhancing improvements at these four key study intersections do not appear feasible due to physical and right-of-way restrictions that prohibit any additional widening and/or restriping. Therefore, the impacts at these four locations will remain significant

Mitigation Measures

MM TRA-1: Lakewood Boulevard at Harvey Way: Restripe Harvey Way to provide an exclusive westbound right-turn lane. Given that this key study intersection is located jointly in the Cities of Long Beach and Lakewood, the installation of this improvement is subject to the approval of the City of Long Beach and the City of Lakewood. It should be noted that these improvements cannot be guaranteed by the Proposed Project or the City of Long Beach, as the improvements would also require approval from the City of Lakewood. As such, the impact at this location is considered **significant and unavoidable**, and a statement of overriding considerations will be required for this location.

MM TRA-2: Clark Avenue at Harvey Way: Restripe Harvey Way to provide an exclusive eastbound right-turn lane. The installation of this improvement is subject to the approval of the City of Long Beach.

MM TRA-3: Faculty Avenue at Carson Street: Install signage to restrict southbound left-turn movements during the AM peak period (7:00 AM – 9:00 AM) and during the PM peak period (4:00 PM – 6:00 PM). The installation of this improvement is subject to the approval of the City of Long Beach.

For the following intersections which would experience significant impacts, no physical mitigation measures are feasible:

- Clark Avenue at Del Amo Boulevard
- Clark Avenue at Carson Street
- Lakewood Boulevard at Harvey Way
- Paramount Boulevard at Carson Street
- Lakewood Boulevard at Carson Street
- Clark Avenue at Carson Street
- Bellflower Boulevard at Carson Street

Residual Impacts

For the Existing Plus Project Analysis, the implementation of improvements at the impacted key study intersection of Faculty Avenue/Carson Street completely offsets the impact of project traffic and the key

study intersection is forecast to operate at an acceptable LOS during the AM and PM peak hours. For the remaining two impacted key study intersections of Clark Avenue/Del Amo Boulevard and Clark Avenue/Carson Street, additional capacity-enhancing improvements at these two key study intersections do not appear feasible due to physical and right-of-way restrictions that prohibit any additional widening and/or restriping. Therefore, the impacts at these two locations will remain significant.

For the Year 2041 Buildout Plus Project Analysis, the implementation of improvements at the impacted key study intersection of Lakewood Boulevard/Harvey Way offsets the impact of project traffic; however, this location is still forecast to operate at unacceptable LOS E during the PM peak hour. The implementation of improvements at the impacted key study intersections of Clark Avenue/Harvey Way and Faculty Avenue/Carson Street completely offsets the impact of project traffic, and the key study intersections are forecast to operate at an acceptable LOS during the AM and PM peak hours. For the remaining four impacted key study intersections of Paramount Boulevard/Carson Street, Lakewood Boulevard/Carson Street, Clark Avenue/Carson Street, and Bellflower Boulevard/Carson Street, additional capacity-enhancing improvements at these four key study intersections do not appear feasible due to physical and right-of-way restrictions that prohibit any additional widening and/or restriping. Therefore, the impacts at these four locations will remain significant.

FINDINGS

- 1) The Board finds, based on the Final EIR and the whole of the record, that the Proposed Project would result in significant and unavoidable transportation impacts, and that although mitigation measures are proposed, not all impacts will be reduced to less than significant for these impacts. For some of the impacts, no mitigation measures are feasible. The Board further finds that these unavoidable impacts are overridden by the project benefits as set forth in the accompanying Statement of Overriding Considerations.

SECTION 8.0 – FINDINGS REGARDING PROJECT ALTERNATIVES

The Final SEIR discussed several alternatives to the Proposed Project in order to present a reasonable range of options. The alternatives evaluated include:

- No Project Alternative
- Reduced Project Alternative

8.1 NO PROJECT ALTERNATIVE

Section 15126.6(e) of the *CEQA Guidelines* requires analysis of a No Project alternative that (1) discusses existing site conditions at the time the Notice of Preparation (NOP) is prepared or the SEIR is commenced, and (2) analyzes what is reasonably to be expected to occur in the foreseeable future based on current plans if the Proposed Project were not approved.

Under this alternative, the Proposed Project would not be implemented. The Proposed Project would not be implemented, but the campus would be developed with improvements that have been approved under the 2041 Facilities Master Plan LAC Improvements.

Potential effects for the No Project Alternative were compared to the areas of potentially significant effects prior to mitigation that could be a result of the Proposed Project. While the No Project Alternative would not result in any significant environmental impacts, the Board finds this alternative to be infeasible and less desirable than the Proposed Project. The Board rejects this alternative, because it would not achieve the following LBCCD objectives:

The objective of the 2041 Facilities Master Plan is to provide plans to implement proposed necessary construction, renovation, and general capital improvements at the campus in order to meet the District's goals. The improvements are intended to update and improve existing technological and program services in order to meet the increasing needs of students and faculty.

8.2 REDUCED PROJECT ALTERNATIVE

The Reduced Project Alternative assumes that the campus would be developed consistent with planned improvements outlined in the LBCCD 2041 Facilities Master Plan LAC Improvements, but the Aquatic Center and Kinesiology Lab would not be implemented. These two elements have the greatest potential to cause an increase in traffic within and around the campus due to events at these facilities.

After the reduction of the eliminated Facilities Master Plan improvements, the Reduced Project Alternative would result in an estimated decrease from the Proposed Project of 64,796 square feet of new construction in addition to the new pool and fields associated with the Kinesiology Labs.

FINDINGS

Of the alternatives analyzed in the SEIR, the No Project Alternative is considered the environmentally superior alternative as it would avoid or reduce most of the potential impacts associated with construction and operation of the Proposed Project. However, the No Project Alternative would not meet the objectives of the Proposed Project, as it would not provide essential educational facilities at the LBCCD LAC.

CEQA Guidelines requires that if the No Project Alternative is determined to be the environmentally superior alternative, an environmentally superior alternative must also be identified among the remaining alternatives. As such, the Reduced Project Alternative would result in the fewest environmental impacts as compared to the Proposed Project, while still achieving some of the objectives of the Proposed Project.

SECTION 9.0 – FINDINGS ON MITIGATION MONITORING AND REPORTING PLAN

9.1 INTRODUCTION

The LBCCD is proposing make improvements to the LBCC LAC campus according to the LBCCD 2041 Facilities Master Plan in the City of Long Beach. In accordance CEQA, the LBCCD is acting as the Lead Agency for this Proposed Project. Pursuant to CEQA and *CEQA Guidelines* Sections 15091(d) and 15097, the Lead Agency must adopt a program for monitoring or reporting mitigation measures identified in the EIR, if the Lead Agency makes findings of significant impacts during the process of certifying the EIR.¹ The primary purpose of the MMRP is to ensure that the mitigation measures identified in the EIR are implemented thereby reducing or avoiding identified environmental impacts.

9.2 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The purpose of the MMRP is to ensure the effective implementation of the mitigation measures imposed by the LBCCD for the Proposed Project. In addition, this MMRP provides a means for identifying corrective actions, if necessary, before irreversible environmental damage occurs. This plan includes:

- A brief description of each impact expected to occur from the Proposed Project
- Mitigation measure(s) associated with each impact
- Responsible monitoring party
- Responsible implementing party
- Implementation phase (i.e., pre-construction, construction, prior to occupancy, post occupancy)
- Complete date/initials of reviewing party

As the Lead Agency for the Proposed Project, LBCCD will be required to comply with all applicable plans, permits, and conditions of approval for the Proposed Project, in addition to implementation of this MMRP. The mitigation measures presented in Table 9-1 will be implemented as indicated to avoid or minimize environmental impacts of the Proposed Project.

¹ CEQA. Public Resources Code (PRC), Section 21081.6. 2007.

**Table 9-1: LBCCD 2041 Facilities Master Plan LAC Improvements
 Mitigation Monitoring and Reporting Plan**

Impact	Mitigation Measure	Responsible Monitoring Party	Responsible Implementing Party	Implementation Phase	Completion Date/Initials
Cultural Resources					
Would the Project cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA Section 15064.5?	In the event that a concentration of artifacts or culturally modified soil deposits (including trash pits older than 50 years) should be encountered at any time during ground disturbing activities, all work must stop until a qualified archaeologist views the finds and makes a preliminary evaluation. If warranted, further archaeological work in the discovery area should be performed.	LBCCD	LBCCD	During construction	
Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?	Although unlikely, if human remains are encountered, all work must stop in the immediate vicinity of the discovery until the County Coroner and a qualified archaeologist evaluate the remains in accordance with California Public Resource Code 5097.98 and Health and Safety code 7050.5.	LBCCD	LBCCD	During construction	

**Table 9-1: LBCCD 2041 Facilities Master Plan LAC Improvements
Mitigation Monitoring and Reporting Plan**

Impact	Mitigation Measure	Responsible Monitoring Party	Responsible Implementing Party	Implementation Phase	Completion Date/Initials
Geology and Soils					
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	MM PALEO 1 (MM 4.8-1a in PEIR): Prior to earthmoving that will reach depths of more than 10 feet bgs, a Project paleontologist will be retained by LBCC and will develop a mitigation plan and a discovery clause/treatment plan to be implemented during earthmoving on the Project Site. At a minimum, the treatment plan will require the recovery and subsequent treatment of any fossil remains and associated data uncovered by earthmoving activities. As part of the plan, the Project paleontologist will develop a storage agreement with the Natural History Museum of Los Angeles County, Vertebrate Paleontology Section, San Bernardino County Museum, or another acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered as a result of the mitigation program, and for the archiving of associated specimen data and corresponding geologic and geographic site data at the museum repository.	LBCCD	LBCCD	Prior to construction	
	MM PALEO-2: (MM 4.8-1b): The paleontologist and a paleontologic construction monitor shall attend a pre-grade meeting to explain the mitigation program to grading contractor staff and to develop procedures and lines of communication to be implemented if fossil remains	LBCCD	LBCCD	Prior to construction	

**Table 9-1: LBCCD 2041 Facilities Master Plan LAC Improvements
 Mitigation Monitoring and Reporting Plan**

Impact	Mitigation Measure	Responsible Monitoring Party	Responsible Implementing Party	Implementation Phase	Completion Date/Initials
	are uncovered by earthmoving.				
	MM PALEO-3: (MM 4.8-1c): Paleontologic monitoring of earthmoving will be conducted by the monitor in areas of the Project Site underlain by previously undisturbed strata that will be disturbed by earthmoving extending 10 feet bgs.	LBCCD	LBCCD	During construction	
	MM PALEO-4: (MM 4.8-1d): If fossil remains are found by the monitor, earthmoving will be diverted temporarily around the fossil site until the remains have been recovered and the monitor agrees to allow earthmoving to proceed.	LBCCD	LBCCD	During construction	
	MM PALEO-5: (MM 4.8-1e): If Pliocene-Pleistocene marine sediments are encountered, up to 6,000 pounds of fossiliferous rock will be recovered from each fossil-bearing site and processed to allow for the recovery of smaller fossil remains.	LBCCD	LBCCD	During construction	
	MM PALEO-5: (MM 4.8-1f): Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated and catalogued, and associated specimen data and corresponding geologic and geographic site data will be archived at the museum repository by a laboratory technician. The remains then will be accessioned into the museum repository fossil collection, where they will be permanently stored,	LBCCD	LBCCD	During construction	

**Table 9-1: LBCCD 2041 Facilities Master Plan LAC Improvements
 Mitigation Monitoring and Reporting Plan**

Impact	Mitigation Measure	Responsible Monitoring Party	Responsible Implementing Party	Implementation Phase	Completion Date/Initials
	maintained, and, along with associated specimen and site data, made available for future study by qualified investigators.				
	MM PALEO-6: (MM 4.8-1g): A final report of findings will be prepared by the paleontologist for submission to LBCC and the museum repository following accessioning of the specimens into the museum repository fossil collection. The report will describe geology/stratigraphy; summarize field and laboratory methods used; include a faunal list and an inventory of curated/catalogued fossil specimens; evaluate the scientific importance of the specimens; and discuss the relationship of any newly recorded fossil site in the parcel to relevant fossil sites previously recorded from other areas.	LBCCD	LBCCD	Post construction	

**Table 9-1: LBCCD 2041 Facilities Master Plan LAC Improvements
Mitigation Monitoring and Reporting Plan**

Impact	Mitigation Measure	Responsible Monitoring Party	Responsible Implementing Party	Implementation Phase	Completion Date/Initials
Hazards and Hazardous Materials					
Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	MM HAZ-1: (MM 4.10-1 and 2 in the PEIR): Prior to demolition, alteration, or renovation of structures at LAC, a LBP sampling and analysis survey of buildings and appurtenances will be conducted to assess the presence of LBP. If found, prior to demolition, alteration, or renovation, the LBP will be removed and disposed of by a licensed LBP abatement contractor certified by the State of California Contractors Licensing Board in compliance with state and federal policy.	LBCCD	LBCCD	Prior to construction	
Noise					
Result in a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	MM N-1: The site plan and project design for the Swim Pool Facility shall include construction of a minimum 16-foot-high wall along the northern edge of the Swim Pool Facility that is adjacent to Carson Street. There shall be no cut outs or openings in the noise barrier.	LBCCD	LBCCD	Prior to operation	
	MM N-2: The LBCCD shall restrict any swimming or water polo competitions from occurring in the Swim Pool Facility between the hours of 10:00 p.m. and 7:00 a.m. This restriction shall not apply to swim and water polo practices and other non-intensive uses of the Swim Pool Facility.	LBCCD	LBCCD	Prior to operation	
Transportation					
Conflict with a plan, ordinance, or policy addressing the	MM TRA-1: Lakewood Boulevard at Harvey Way: Restripe Harvey Way to provide an exclusive westbound right-turn lane. Given that this key	LBCCD	LBCCD	Prior to operation	

**Table 9-1: LBCCD 2041 Facilities Master Plan LAC Improvements
 Mitigation Monitoring and Reporting Plan**

Impact	Mitigation Measure	Responsible Monitoring Party	Responsible Implementing Party	Implementation Phase	Completion Date/Initials
circulation system, including transit, roadways, bicycle lanes, and pedestrian paths.	study intersection is located jointly in the cities of Long Beach and Lakewood, the installation of this improvement is subject to the approval of the City of Long Beach and the City of Lakewood. It should be noted that these improvements cannot be guaranteed by the Proposed Project or the City of Long Beach as the improvements would also require approval from the City of Lakewood. As such, the impact at this location is considered significant and unavoidable ; and a statement of overriding considerations will be required for this location.				
	MM TRA-2: Clark Avenue at Harvey Way: Restripe Harvey Way to provide an exclusive eastbound right-turn lane. The installation of this improvement is subject to the approval of the City of Long Beach.	LBCCD	LBCCD	Prior to operation	
	MM TRA-3: Faculty Avenue at Carson Street: Install signage to restrict southbound left-turn movements during the AM peak period (7:00 AM – 9:00 AM) and during the PM peak period (4:00 PM – 6:00 PM). The installation of this improvement is subject to the approval of the City of Long Beach.	LBCCD	LBCCD	Prior to operation	

SECTION 10.0 – FINDINGS ON CHANGES TO THE DRAFT SEIR AND RECIRCULATION

10.1 CHANGES TO DRAFT SEIR

The Draft EIR has incorporated clarifications since its publication. These revisions have been incorporated into the Final SEIR.

10.2 FINDINGS

Pursuant to CEQA, on the basis of the review and consideration of the Final SEIR, the Board finds:

- Factual corrections and minor changes are set forth as additions and corrections to the Draft SEIR.
- The factual and minor changes to the Draft SEIR are not substantial changes that would deprive the public of a meaningful opportunity to comment on a substantial adverse environmental effect of the Proposed Project or any Proposed Project Alternative, a feasible way to mitigate or avoid such an effect, or a feasible Proposed Project alternative.
- The factual corrections and minor changes in the Draft SEIR would not result in new significant environmental effects or substantially increase the severity of the previously identified significant effects disclosed in the Draft SEIR.
- The factual corrections and minor changes in the Draft SEIR would not involve mitigation measures or alternatives that are considerably different from those analyzed in the Draft SEIR that would substantially reduce one or more significant effect(s) on the environment.
- The Draft SEIR is not fundamentally inadequate and/or so conclusionary in nature that meaningful public review and comment were precluded.

Thus, based on the Draft SEIR, the Final SEIR, and the whole of the record, none of the conditions set forth in *CEQA Guidelines* Section 15088.5 requiring recirculation of a Draft SEIR have been met. Incorporation of the factual corrections and minor changes to the Draft EIR into the Final EIR does not require the Final EIR to be circulated for public and/or agency comment.

SECTION 11.0 – STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to CEQA Section 21081(b) and *CEQA Guidelines* Section 15093, the LBCCD Board of Trustees has balanced the benefits of the recommended Proposed Project against the significant unavoidable transportation impacts associated with the Proposed Project, despite the adoption of all feasible mitigation measures. The Board has also found that the Proposed Project would result in the fewest environmental impacts while still meeting project objectives.

11.1 SIGNIFICANT AND UNAVOIDABLE IMPACTS

Based on the information and analysis set forth in the Final SEIR and the record proceedings, implementation of the Proposed Project would result in significant and unavoidable impacts to transportation despite the implementation of feasible mitigation measures.

11.2 OVERRIDING CONSIDERATIONS

LBCCD has (i) independently reviewed the information in the Final SEIR and the record of proceedings; (ii) made a reasonable and good faith effort to eliminate or substantially lessen the impacts resulting from the project to the extent feasible by adopting the mitigation measures identified in the SEIR; and (iii) balanced the project's benefits against the project's significant unavoidable aesthetic and temporary significant unavoidable traffic impacts. It is recommended that the LBCCD Board of Trustees, acting on behalf of the LBCCD, finds that the project's benefits outweigh the project's significant unavoidable impacts and chooses to approve the project, despite its significant and unavoidable effects, because, in its view, those impacts are considered acceptable in light of the project's benefits. It is recommended that the LBCCD Board of Trustees finds that each of the following benefits is an overriding consideration, independent of the other benefits, which warrants approval of the project notwithstanding the project's significant unavoidable transportation impacts. Substantial evidence supports the various benefits. Such evidence can be found in the preceding findings, which are incorporated by reference into this section, the Final SEIR, and the documents which make up the Record of Proceedings. Implementation of the LBCCD 2041 Facilities Master Plan LAC Improvements would provide public benefits described below.

11.2.1 Project Goals and Objectives

The District's goal as part of the California community college system is to offer academic and vocational education to students at the lower college division level. In addition, the District's goal is to advance California's economic growth and global competitiveness through education, training, and services that contribute to continuous workforce improvement.

The objective of the 2041 Facilities Master Plan is to provide plans to implement proposed necessary construction, renovation, and general capital improvements at the campus in order to meet the District's goals. The improvements are intended to update and improve existing technological and program services in order to meet the increasing needs of students and faculty. Specific objectives that have been identified by the LBCCD include the following:

- Provide equitable student learning and achievement, academic excellence, and workforce development by delivering high quality education programs and support services to diverse communities

- Provide clear pathways to students to achieve their career and educational goals through providing adequate facilities to support the ability for students to earn an associate degree or certificate solely within each campus, without having to take classes at both campuses
- Provide upgraded athletic facilities that support physical activity on campus and provide opportunities for organized recreational use for the community
- Provide renovated classrooms and educational facilities in order to properly serve current and future students on campus
- Ensure a sustainable and state-of-the-art facilities infrastructure

11.3 PROJECT BENEFITS

Looking to the year of 2041, LAC's priorities will lie with addressing the key areas for academic growth. These improvements include upgrades of athletic facilities to support physical activity on campus and provide renovated classrooms and educational facilities. The improvements would allow for students to earn degrees within their respective campus and would provide clear pathways for the students to achieve their goals. The 2004 LBCC LAC Master Plan proposed construction of new buildings, renovation, modernization and additions to existing facilities, demolition of existing buildings, and landscaping enhancements. Improvements are intended to update existing technological and program services to meet increasing needs of students and faculty as well as provide sustainable, state-of-the-art facilities.

LBCCD has balanced the Proposed Project's benefits against the Proposed Project's significant and unavoidable traffic impact. The Board finds that the Proposed Project's benefits outweigh the Proposed Project's significant and unavoidable impact. Therefore, the Board considers this impact acceptable in light of the Proposed Project's benefits. The Board finds that each of the following benefits separately and independently is an overriding consideration, notwithstanding the Proposed Project's significant and unavoidable transportation impact.

- Implement proposed necessary construction, renovation, and general capital improvements at the campus in order to meet the academic growth and address aging facilities and infrastructure.
- Update and improve existing technological and program services in order to meet the increasing needs of students and faculty.

11.4 CONCLUSION

After balancing the specific economic, legal, social, technological, and other benefits of the recommended project alternative, it is recommended that the LBCCD Board of Trustees determine that the unavoidable adverse environmental impacts identified may be considered "acceptable" due to the specific considerations listed above which outweigh the unavoidable, adverse environmental impacts of the recommended project alternative.

The LBCCD Board of Trustees, acting on behalf of the LBCCD, has considered information contained in the Final SEIR as well as the public testimony and record of proceedings in which the project was considered. Recognizing that significant unavoidable transportation impacts will result from implementation of the Proposed Project, it is recommended that the LBCCD Board of Trustees adopt the

foregoing Statement of Overriding Considerations. Having adopted all feasible mitigation measures and recognized all unavoidable significant impacts, it is recommended that the LBCCD Board of Trustees hereby find that each of the separate benefits of the Proposed Project, as stated herein, is determined to be unto itself an overriding consideration, independent of other benefits, that warrants approval of the project and outweighs and overrides its unavoidable significant effects and thereby justifies the approval of the LBCCD 2041 Master Plan Project for LAC improvements.

Accordingly, the Board of Trustees, acting on behalf of the LBCCD, adopts the following Statement of Overriding Considerations, recognizing that significant and unavoidable transportation impacts would result from implementation of the Proposed Project. Having (1) adopted all feasible mitigation measures, (2) rejected some of the alternatives to the Proposed Project, and (3) recognized all unavoidable significant impacts, the Board of Trustees, acting on behalf of the LBCCD, hereby finds that each of the benefits of the Proposed Project described in this Section is independently an overriding consideration; each benefit outweighs and overrides the recommended project alternative's significant and unavoidable impacts, and each benefit justifies the approval of the recommended project alternative.

SECTION 12.0 – REFERENCES

Amec Foster Wheeler

- 2015a Geotechnical Investigation Proposed Auditorium Renovation and Additions. September 2015
- 2015b Report of Geotechnical Investigation Proposed Building P Renovation. August 2015.

California Air Resources Board (CARB)

- 2008a Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act, on October 24, 2008.
- 2008b Addendum to January 2 Technical Assessment. Comparison of Greenhouse Gas Reductions for All Fifty United States. Accessed 2018 at <https://www.arb.ca.gov/cc/ccms/pavley-addendum.doc>
- 2009 Technical Support Document for California’s Greenhouse Gas Emissions Inventory and 1990 Emissions Level. California Air Resources Board. (March 2009). Available online at: http://www.arb.ca.gov/cc/inventory/doc/methods_v1/ghg_inventory_technical_support_document.pdf
- 2012 Proposed Amendments to New Passenger Motor Vehicle Greenhouse Gas Emission Standards for Model Year 2017-2025 to Permit Compliance Based on Federal Greenhouse Gas Emissions Standards and Additional Minor Revisions to the LEV III and ZEV Regulations, September 14, 2012. Accessed 2018 at <https://www.arb.ca.gov/regact/2012/leviiidtc12/dtcisor.pdf>
- 2014 First Update to the Climate Change Scoping Plan, May 2014. Accessed 2018 at https://www.arb.ca.gov/cc/scopingplan/2013_update/first_update_climate_change_scoping_plan.pdf
- 2017 Final Staff Report Proposed Update to the SB 375 Greenhouse Gas Emission Reduction Targets, October 2017. Accessed 2018 at https://www.arb.ca.gov/cc/sb375/final_staff_proposal_sb375_target_update_october_2017.pdf
- 2017 California’s 2017 Climate Change Scoping Plan, November 2017. Accessed 2018 at https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf

California Climate Action Registry

- 2009 General Reporting Protocol, Version 3.1. January. Accessed 2018 at https://sfenvironment.org/sites/default/files/fliers/files/ccar_grp_3-1_january2009_sfweb.pdf

California Department of Transportation (Caltrans)

- 2013 Technical Noise Supplement to the Traffic Noise Analysis Protocol. September 2013. Accessed 2018 at http://www.dot.ca.gov/hq/env/noise/pub/TeNS_Sept_2013B.pdf

- 2013 Transportation and Construction Vibration Guidance Manual. September 2013.
Accessed 2018 at http://www.dot.ca.gov/hq/env/noise/pub/TCVGM_Sep13_FINAL.pdf

Chambers Group Inc.

- 2004 Long Beach City College Draft PEIR for Liberal Arts College Master Plan
- 2009 Draft Supplemental EIR Long Beach City College Unified 2020 Master Plan Liberal Arts Campus
- 2017 Cultural Resources Memo Report

Facilities Utilization Space Inventory Option Net (FUSION)

- 2017 FUSION database inventory of square footage of buildings on campus.

Long Beach Community College District (LBCCD)

- 2017 2041 Facilities Master Plan

South Coast Air Quality Management District (SCAQMD)

- 1993 CEQA Air Quality Handbook. April.
- 2008 *Final Localized Significance Threshold Methodology*, Revised July 2008. Accessed 2018 at <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf?sfvrsn=2>
- 2009 SCAQMD Mass Rate Look-Up Tables. Accessed 2018 at <http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2>
- 2015 SCAQMD Air Quality Significance Thresholds, March 2015. Accessed 2018 at <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>
- 2017 Final 2016 Air Quality Management Plan. March 2017. Accessed 2018 at <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=1>

U.S. Environmental Protection Agency (USEPA)

- 2010 40 CFR Part 80 Regulation of Fuels and Fuel Additives: 2011 Renewable Fuel Standards; Final Rule. December 9, 2010.
- 2018 The U.S. Inventory of Greenhouse Gas Emissions and Sinks: Fast Facts. <https://www.epa.gov/ghgemissions/inventory-us-greenhouse-gas-emissions-and-sinks-fast-facts>

USEPA and National Highway Traffic Safety Administration (USEPA and NHTSA)

2012 49 Code of Federal Regulations Parts 523, 531, 533. et al. and 600 2017 and Later Model Year Light-Duty Vehicle Greenhouse Gas Emissions and Corporate Average Fuel Economy Standards; Final Rule. October 15, 2012.