

Long Beach Community College District

NOTICE OF PREPARATION

TO: Agencies, Organizations and Interested Parties

SUBJECT: Notice of Preparation of a Draft Supplemental Environmental Impact Report in Compliance with Title 14, Section 15082(a), 15103, and 15375 of the California Code of Regulations

The Long Beach Community College District (LBCCD) is the Lead Agency under the California Environmental Quality Act (CEQA) in the preparation of the Supplemental Environmental Impact Report (SEIR) for the Project identified below. The Lead Agency has prepared this Notice of Preparation (NOP) for the SEIR in order to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the scope of the environmental analysis addressing the potential effects of the Proposed Project.

PROJECT TITLE: 2041 Facilities Master Plan Pacific Coast Campus (PCC) Improvements

AGENCIES: LBCCD requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Proposed Project, in accordance with California Code of Regulations, Title 14, Section 15082(b).

ORGANIZATIONS AND INTERESTED PARTIES: LBCCD requests your comments and concerns regarding the environmental issues associated with implementation of the 2041 Master Plan, including construction and operation.

PROJECT LOCATION: The Project site, the Pacific Coast Campus (PCC), is approximately 6 miles west of the Interstate 605 (San Gabriel River Freeway), 1.8 miles east of the Interstate 710 (Long Beach Freeway), and 1.4 miles south of the Interstate 405 (San Diego Freeway) and the Long Beach Municipal Airport (LBMA). LBCC PCC is located at 1305 East PCH in the City of Long Beach, California. The City of Long Beach is located in the southwest portion of Los Angeles County adjacent to the northern border of Orange County. The PCC is bound by Walnut Avenue on the east; the Mary Butler School and 20th Street on the north; Orange Avenue on the west; and PCH on the south.

PROJECT DESCRIPTION: 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 Proposed Project incorporates the space and building needs identified to the year 2041. The LBCCD 2041 Facilities Master Plan PCC improvements would result in an estimated change over the 2020 Unified Master Plan of a decrease in 10,640 square feet of renovation, an increase of 218,104 square feet of new construction, and 10,640 square feet removed.

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

- Building FF will be removed instead of renovated, and the area will be utilized for a new campus entry including a student drop-off area and vehicular turnabout.
- Building MM (Phases 1 and 2) will involve a total of 20,280 square feet of new construction for building additions instead of 14,286 GSF which is shown on 2020 master plan (5,994 GSF of more new construction).
- Building OO (formerly Building 1 Humanities in the 2020 Unified Master Plan) will increase in size of new construction from 24,500 square feet to 150,000 square feet.
- Existing Buildings UU and VV will be removed and new multi-story parking structure will be constructed to serve approximately 500-600 vehicles. The Gross Square Footage will increase from 73,200 to approximately 175,000 SF.
- Drought tolerant landscape and hardscape improvements will be made to the existing landscaped areas south and west of Building BB along the Pacific Coast Highway and Orange Avenue.

- Building YY Central Plant will increase new construction by approximately 3,000 GSF to allow for an increase in the capacity of the existing central plant.
- In order for the District to meet the state requirements and Executive Order B-18-12 for Zero-Net-Energy, PCC campus will be studied for possible Solar Photovoltaic systems at various locations.

POTENTIAL ENVIRONMENTAL EFFECTS: LBCCD has prepared an Initial Study (IS) that describes the potential environmental effects of the Proposed Project. Based on the conclusions of the Initial Study, it has been determined that an SEIR is the appropriate level of environmental documentation. The SEIR will include the provision of alternatives.

PUBLIC REVIEW PERIOD: LBCCD has determined to make this NOP and Initial Study available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). LBCCD will accept written comments for the NOP and Initial Study between February 8, 2018 and March 9, 2018.

RESPONSES AND COMMENTS: Please indicate a contact person for your agency or organization and send your comments to:

Farzam Fathi
Bond Management Team
Long Beach Community College District
4901 E. Carson Street – G21
Long Beach, CA 90808

Your comments may also be sent by FAX to (562) 938-5065 or by email to CEQA@lbcc.edu and include “2041 Facilities Master Plan PCC Improvements” in the subject line.

DOCUMENT AVAILABILITY: The Initial Study is available for public review during regular business hours at the locations listed below.

- LBCCD Bond Management Team office, Building O-1, 4901 E. Carson Street, Long Beach, California 90808
- PCC Learning Resource Center, Building LL, 1305 East Pacific Coast Highway, Long Beach, California 90806
- Mark Twain Library located at 1325 E. Anaheim Street, Long Beach, California 90813.

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