

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

**LONG BEACH CITY COLLEGE
2041 FACILITIES MASTER PLAN
PACIFIC COAST CAMPUS IMPROVEMENTS**

Prepared for:

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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 PCC Land Uses.....	5
2.1.4 LBCC and PCC History.....	9
2.1.5 2004 Master Plan Elements.....	9
2.1.6 2020 Unified Master Plan Elements	10
2.2 PROJECT DESCRIPTION	14
2.2.1 2041 Facilities Master Plan PCC Improvements	14
2.3 PROJECT DESIGN FEATURES	14
2.3.1 Master Plan Updates.....	14
2.3.2 Master Plan Schedule	17
2.3.3 Design Guidelines.....	18
2.3.4 Best Management Practices	18
2.4 STATEMENT OF PROJECT GOALS AND OBJECTIVES.....	18
2.5 REQUIRED PERMITS AND APPROVALS.....	19
2.5.1 Lead Agency Approval.....	19
2.5.2 Other Required Permits and Approvals	19
2.6 CUMULATIVE SCENARIO.....	20
SECTION 3.0 – CEQA REVIEW AND PUBLIC PARTICIPATION	23
3.1 NOTICE OF PREPARATION/INITIAL STUDY.....	23
3.2 NOTICE OF AVAILABILITY/NOTICE OF COMPLETION FOR DRAFT ENVIRONMENTAL IMPACT REPORT	23
SECTION 4.0 – NO ENVIRONMENTAL IMPACTS.....	25
4.1 AESTHETICS (SCENIC VISTAS, SCENIC RESOURCES, VISUAL CHARACTER)	25
4.2 AGRICULTURAL RESOURCES	26
4.3 BIOLOGICAL RESOURCES (SENSITIVE HABITAT, NATURAL COMMUNITIES, WETLANDS, LOCAL POLICIES, AND HABITAT CONSERVATION PLAN)	26
4.4 GEOLOGY AND SOILS (LANDSLIDES, SEPTIC TANKS).....	27
4.5 HAZARDS AND HAZARDOUS MATERIALS (HAZARDOUS MATERIALS SITE, AIRPORT PLAN, EMERGENCY RESPONSE PLAN, WILDLAND FIRES).....	27

4.6	HYDROLOGY (REDIRECT FLOOD FLOWS, TSUNAMI, SEICHE)	28
4.7	LAND USE AND PLANNING	28
4.8	MINERAL RESOURCES	28
4.9	POPULATION AND HOUSING	29
4.10	PUBLIC SERVICES.....	29
4.11	TRANSPORTATION (TRANSPORTATION PROJECT CONSISTENT WITH CEQA GUIDELINES, TRAFFIC HAZARDS, EMERGENCY ACCESS).....	30
4.12	UTILITIES AND SERVICE SYSTEMS (WATER SUPPLIES, WASTEWATER CAPACITY, SOLID WASTE REGULATIONS)	30
4.13	WILDFIRE.....	31
SECTION 5.0 – LESS THAN SIGNIFICANT ENVIRONMENTAL IMPACTS.....		32
5.1	AESTHETICS (LIGHT AND GLARE)	32
5.2	AIR QUALITY (AIR QUALITY PLAN, VIOLATE AIR QUALITY STANDARD, POLLUTANTS NEAR SENSITIVE RECEPTORS, ODORS OR DUST).....	33
5.3	BIOLOGICAL RESOURCES (SENSITIVE SPECIES, WILDLIFE CORRIDORS, LOCAL POLICIES)	35
5.4	CULTURAL RESOURCES (HISTORIC RESOURCES)	35
5.5	ENERGY	36
5.6	GEOLOGY AND SOILS (ALQUIST PRIOLO FAULT ZONE, SEISMIC GROUND SHAKING, LIQUEFACTION, LANDSLIDES, SOIL EROSION, EXPANSIVE SOIL)	37
5.7	GREENHOUSE GAS EMISSIONS	38
5.8	HAZARDS AND HAZARDOUS MATERIALS (HAZARDOUS MATERIALS RELEASE, MATERIALS WITHIN 0.25-MILE OF SCHOOL)	38
5.9	HYDROLOGY AND WATER QUALITY (WATER QUALITY STANDARDS, GROUNDWATER SUPPLIES, ALTER DRAINAGE PATTERN, FLOODING, STORMWATER DRAINAGE, GROUNDWATER WATER QUALITY CONTROL PLAN)	39
5.10	NOISE (INCREASE IN AMBIENT NOISE LEVELS, GROUNDBORNE VIBRATION).....	40
5.11	RECREATION AND PARKS.....	41
5.12	TRANSPORTATION AND TRAFFIC (LAND USE PROJECT CONSISTENCY WITH GUIDELINES)	41
5.13	UTILITIES AND SERVICES SYSTEMS (NEW UTILITY FACILITIES, SOLID WASTE CAPACITY, SOLID WASTE REDUCTION).....	41
5.14	IRREVERSIBLE ENVIRONMENTAL CHANGES	42
5.15	GROWTH-INDUCING IMPACTS	42
SECTION 6.0 – LESS THAN SIGNIFICANT ENVIRONMENTAL IMPACTS WITH MITIGATION INCORPORATED		44
6.1	CULTURAL RESOURCES (ARCHAEOLOGICAL RESOURCES, HUMAN REMAINS)	44
6.2	GEOLOGY AND SOILS (PALEONTOLOGICAL RESOURCES)	45
6.3	HAZARDS AND HAZARDOUS MATERIALS (TRANSPORT OF HAZARDOUS MATERIALS)	46
SECTION 7.0 – SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS.....		48
7.1	TRANSPORTATION (CONFLICT WITH TRANSPORTATION PLAN)	48
SECTION 8.0 – FINDINGS REGARDING PROJECT ALTERNATIVES.....		50
8.1	NO PROJECT ALTERNATIVE.....	50

8.2	REDUCED PROJECT ALTERNATIVE	50
SECTION 9.0 – FINDINGS ON MITIGATION MONITORING AND REPORTING PLAN		52
9.1	INTRODUCTION.....	52
9.2	PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM.....	52
SECTION 10.0 – FINDINGS ON CHANGES TO THE DRAFT SEIR AND RECIRCULATION		58
10.1	CHANGES TO DRAFT SEIR	58
10.2	FINDINGS	58
SECTION 11.0 – STATEMENT OF OVERRIDING CONSIDERATIONS		59
11.1	SIGNIFICANT AND UNAVOIDABLE IMPACTS.....	59
11.2	OVERRIDING CONSIDERATIONS	59
11.2.1	Project Goals and Objectives	59
11.3	PROJECT BENEFITS.....	60
11.4	CONCLUSION	60
SECTION 12.0 – REFERENCES		62

LIST OF TABLES

	<u>PAGE</u>
Table 2-1: PCC Existing Building Inventory	5
Table 2-2: 2004 Unified Master Plan PCC Improvements.....	10
Table 2-3: Eliminated or Reduced Master Plan Improvements.....	11
Table 2-4: Updated Master Plan Improvements	12
Table 2-5: Updated 2041 Facilities Master Plan Improvements.....	16
Table 2-6: 2041 Facilities Master Plan Construction by Planned Construction Years	18
Table 9-1: LBCCD 2041 Facilities Master Plan PCC Improvements Mitigation Monitoring and Reporting Plan	53

LIST OF FIGURES

	<u>PAGE</u>
Figure 2-1: Regional and Local Settings	6
Figure 2-2: USGS Topographic Map	7
Figure 2-3: Existing PCC Site Plan.....	8
Figure 2-4: LBCC 2020 Master Plan Improvements	13
Figure 2-5: LBCC 2041 Facilities Master Plan PCC Improvements	15

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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 (“findings”) 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, 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.
- **Chapter 12, References** provides a list of references used throughout this document.

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 Liberal Arts Campus (LAC) located at 4901 East Carson Street, Long Beach, California and the Pacific Coast Campus (PCC) located at 1305 East Pacific Coast Highway, Long Beach, California, and is the subject of the Supplemental EIR. Together, the campuses currently serve a student population of approximately 26,139.

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

LBCC PCC is located at 1305 East Pacific Coast Highway in the City of Long Beach, California 90806. The City of Long Beach is located in the southwest portion of Los Angeles County adjacent to the northern border of Orange County. LBCC 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 Pacific Coast Highway (PCH) on the south. Figure 2-1 illustrates the regional and local setting for the City of Long Beach.

The Project Site 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).

2.1.2 Adjacent Land Uses

The Project Site is located along PCH between Orange Avenue and Walnut Avenue in the City of Long Beach. LBCC PCC is within the City of Long Beach General Plan Land Use District No. 10 – Institutions/Schools and is zoned Institutional (I). LBCC PCC is part of the Central Area Neighborhood Plan. Figure 2-2 presents the Project Site and adjacent land uses.

As shown in Figure 2-2, existing land use surrounding LBCC PCC are institutional (Mary Butler School), multi-family residential to the north; city park on the east; commercial, residential, and institutional on the south; and city park, residential, and neighborhood commercial uses on the west.

2.1.3 PCC Land Uses

PCC contains approximately 30 acres and 23 buildings constructed between 1935 and 2009 and contains approximately 349,131 square feet of gross building area. PCC also includes ancillary structures of landscaped areas, asphalt-paved parking lots, and pedestrian walkways. Table 2-1 provides a building inventory including the age of construction, use, and square footage of each building. Figure 2-3 presents the existing site plan for LBCC PCC.

Table 2-1: PCC Existing Building Inventory

Building/Department Name	Building Number	Gross Square Feet	Year Built	Last Addition
Administration	AA	30,165	1935	2014
Writing Center/ESL	BB	14,768	1935	2014
Fitness Center	CC	7,150	1935	2012
Classrooms/Resource Ctr	DD	14,639	1935	2011
Student Center/Bookstore	EE	46,439	1950	2011
Classrooms/Senior Center	FF	10,640	1936	1957
Student Services	GG	43,124	2016	--
Alternative Fuels	MM	5,127	1957	--
Ref-Air-Cond-Sht-Met	MM	12,306	1957	--
Tech Office Classroom	MM	7,371	1969	--
Construction Trades	MM	19,013	1952	1989
Shade House	NN	4,000	1975	--
Greenhouse	KK	3,150	1975	1998
Industrial Tech II	JJ	24,334	2007	--
Library/LRC	LL	21,336	2008	--
Robotics	RR	7,667	1953	2017
Industrial Electric	QQ	24,454	2017	--
Central Plant	YY	6,900	2009	--
Industrial Tech I	II	26,700	2010	--
Child Development Center	HH	15,845	2005	--
UU-A	UUA	2,083	2006	--
UU-B	UUB	960	2006	--
UU-C	UUC	960	2006	--

Source: FUSION data base 2017

Figure 2-1: Regional and Local Settings

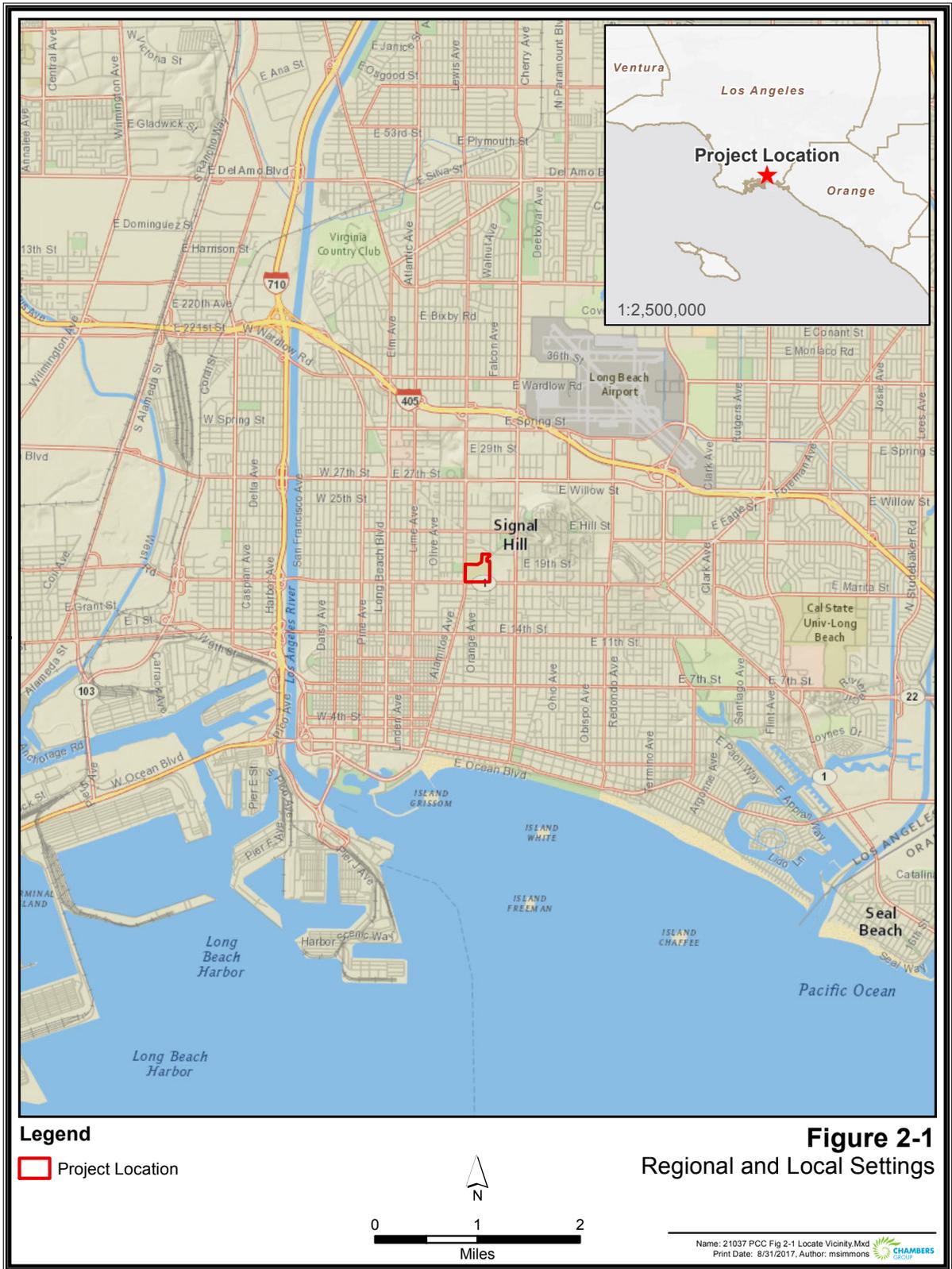


Figure 2-2: USGS Topographic Map

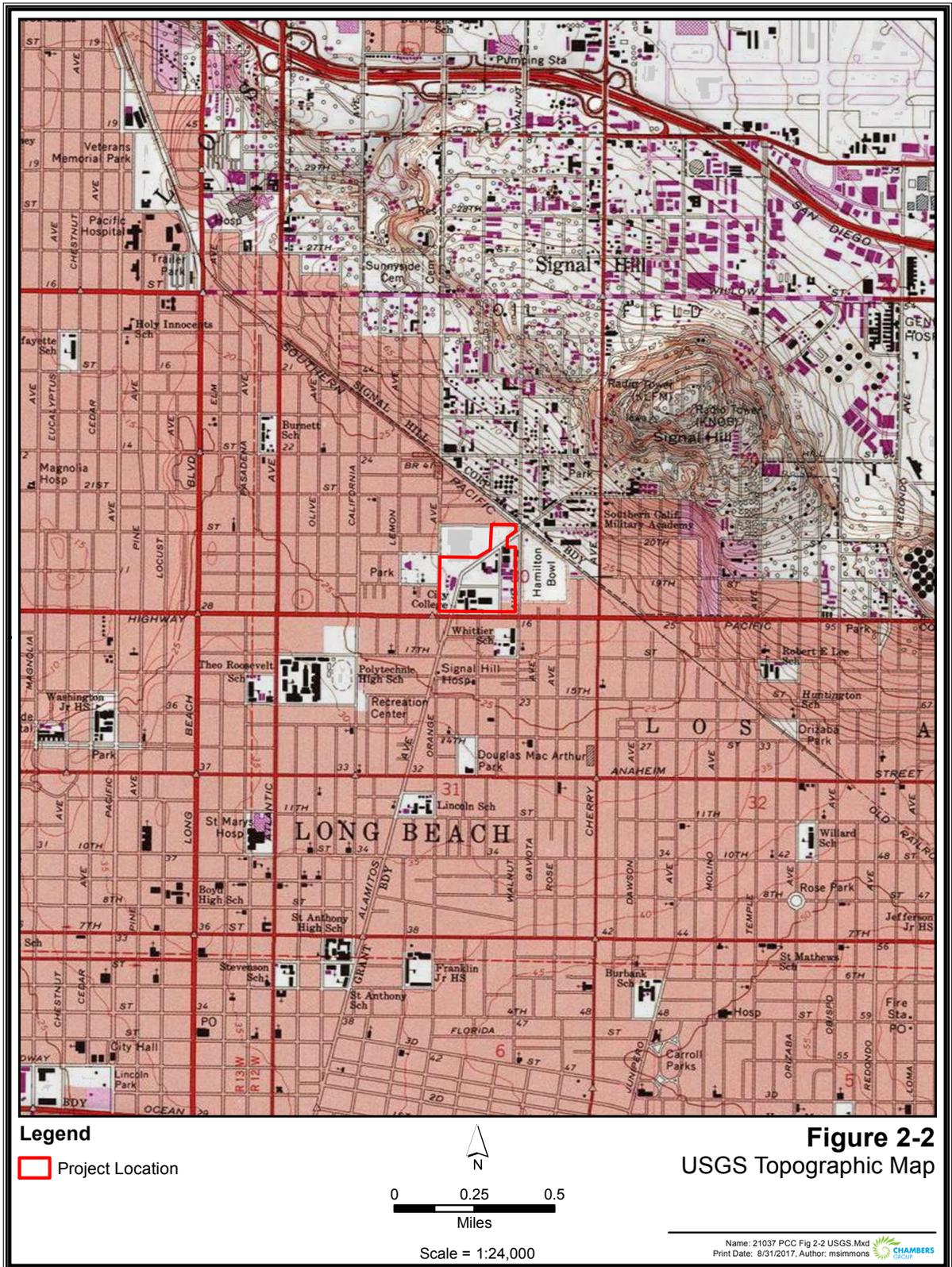


Figure 2-3: Existing PCC Site Plan



2.1.4 LBCC and PCC History

LBCC, then known as Long Beach Junior College (LBJC), celebrated its 90th Anniversary in 2017. The college 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 as far way as Redondo Beach (north) and Laguna Beach (south). LBJC was offered 25 acres on Carson Street for a new campus in 1933 from 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 LBCC LAC, 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. 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, LBCC LAC acquired an additional 38.379 acres south of Carson Street.

In response to the postwar increase in enrollment, the LBCC LAC also acquired the former Hamilton Junior High School site at PCH and Alamitos Avenue in 1949 for the newly formed Business and Technology Division of LBCC. This site is now the PCC 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 LBCC at both the PCC and the LAC. The District is 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 PCC Master Plan to reflect LBCC’s projected instructional and programmatic needs for the PCC. The 2004 LBCC PCC Master Plan outlines capital improvements through 2015 and proposes 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. Figure 2-4 and Table 2-2 presents the 2004 LBCC PCC Master Plan Improvements.

The District prepared a PEIR to address implementation of the 2004 LBCC PCC Master Plan. The Board of Trustees of the LBCCD certified the Final PEIR for the 2004 LBCC PCC 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 revising the project description to locate a proposed parking structure at one of two alternative locations on the PCC 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 Building MM proposed in the PEIR to add the replacement of 3,000 existing ASF with a 10,000 ASF addition. This Addendum was approved by the Board of Trustees of the LBCCD on May 19, 2009.

Table 2-2: 2004 Unified Master Plan PCC Improvements

Project	Function/Support	Scope/GSF
Buildings AA, BB, CC, DD, EE, FF, GG, MM, NN, QQ, & RR	Primary Academic Support	Renovation/Reconstruction – 203,100
Building MM Construction Trades	Replace a portion of Building MM.	Expansion – 14,286 Remove – 3,000
Technology Building	Demolish Buildings UU and VV, construct Technical Building	New Construction – 26,904
Aeronautics Test Cell Building	Aeronautics	New Construction – 1,800
Paint Booth	Adjacent to Test Cell	New Construction – 600
Building PCC-J Technology	Demolish Buildings SS and TT, construct Technical Building	New Construction – 29,793
Building PCC-L Learning Resource Center (LRC)	Learning Resources	New Construction – 55,441
Building PCC-H Child Development Center	Child Development Program	New Construction – 17,375
Parking	Remove Buildings UU and VV. Construct parking structure and surface parking lots	Remove – 15,550 New Construction - 72,300
Office/ Classroom Building	Office/ Classroom/ Lab	New Construction – 47,364
Office/ Classroom Building	Office/ Classroom/ Lab	New Construction – 60,314
Landscape Improvements	Campus-wide	New Construction
Drainage Improvements	Campus-wide	New Construction
Signage Improvements	Campus-wide	New Construction
Central Plant	Maintenance and Operations	New Construction – 6,182
Restroom Facility		New Construction – 2,000

(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**

Although the Measure E Bond Program, approved in March 2002, provided a jump start to the District’s capital facilities program, it was never intended to address all of the 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 requires improvements that go beyond Measure E.

The District addressed this need in 2006 when it requisitioned the LBCC 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 as achieving student enrollment of 8,700 and 130,000 WSCH at PCC. 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 130,000 WSCH are reached at PCC, the campus will effectively be operating at maximum capacity.

Looking to the year of 2020, PCC's priorities will lie with addressing the key areas for academic growth. PCC has already benefited substantially from the current capital construction program. Four new building projects and one major renovation project (the Multi-Disciplinary Building) will be completed via the current Measure E Program. For the 2020 target year, replacement of the Construction Trades Building will be needed in addition to a new building (the Humanities Building) that can support the expansion of the academic program of instruction and diversity of the curriculum. Replacement of the building that presently supports Auto Body/Diesel Mechanics will also be a point of focus as the building/facilities program moves out to the year 2020. Support services priorities at PCC will include a one-stop Student Services Center and a new Maintenance and Operations Building. The provision of additional parking will be a requirement if PCC is to meet the enrollment and WSCH growth that has been projected.

The 2020 Unified Master Plan provides a prioritized program of work incorporating the 2004 Master Plan and the space and building needs identified to the year 2020. Figure 2-5 presents the LBCC 2020 Unified Master Plan PCC improvements. Table 2-3 presents the updates to the Master Plan through eliminated projects. Table 2-4 presents the updates to the Master Plan through new projects which were not analyzed in the PEIR or its Addendums.

Table 2-3: Eliminated or Reduced Master Plan Improvements

Project	Function/Support	Scope (GSF)
Buildings AA, BB, DD, & EE Multi-Discipline	Primary Academic Support	Reduce Renovation by 32,069
Building FF Fine Arts/ Senior Center	Fine Arts/ Community	Reduce Renovation by 2,652
Building GG Student Services	Student Services	Reduce Renovation by 5,105
Building PCC-J Technology	Vocational/ Technical Programs	Reduce New Construction by 5,459
Building PCC-L Learning Resource Center (LRC)	Learning Resources	Reduce New Construction by 34,497
Office/ Classroom Building	Office/ Classroom/ Lab	New Construction – 33,155
Office/ Classroom Building	Office/ Classroom/ Lab	New Construction – 42,220

(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: Updated Master Plan Improvements

Project	Function/Support	Scope (GSF)
Buildings QQ & RR Auto Body/ Diesel	Replace Buildings QQ & RR with new construction.	New Construction - 33,044 Remove – 18,102
Building 1 Humanities	General Academic Programs	New Construction - 35,000
Land Acquisition	Land on the northwest corner of Walnut Avenue and PCH	Acquisition - 32,400
Circulation Improvements	Campus-wide	New Construction
Signage Improvements	New electronic informational sign adjacent to PCH	New Construction
Photovoltaic Projects	PCC 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 PCC Improvements which were not part of the 2004 Master Plan.

- Buildings QQ and RR will be removed and replaced with a new 33,044 GSF building.
- New Building 1 will be constructed adjacent to Building MM to the southwest. It will consist of 35,000 GSF and will support the General Academic Programs.
- LBCCD will acquire 32,400 square feet of land adjacent to the PCC at the northwest corner of Walnut Avenue and PCH.
- Two new campus vehicle drop-off zones will be added in front of Building EE and between the Library and Parking Structure. Ray Avenue is proposed to include a dedicated service lane for electrical and small campus motorized maintenance vehicles. A new service lane is proposed to be located on the north side of Buildings GG for access.
- An electronic information sign will be installed adjacent to PCH near the corner of PCH and Orange Avenue. This sign will be approximately 26 feet tall and 9 feet wide.
- PCC buildings will be studied for possible solar photovoltaic systems. The first system will be placed on the roof of the addition to Building MM, and others may be added if appropriate rooftops are identified.

Figure 2-4: LBCC 2020 Master Plan Improvements

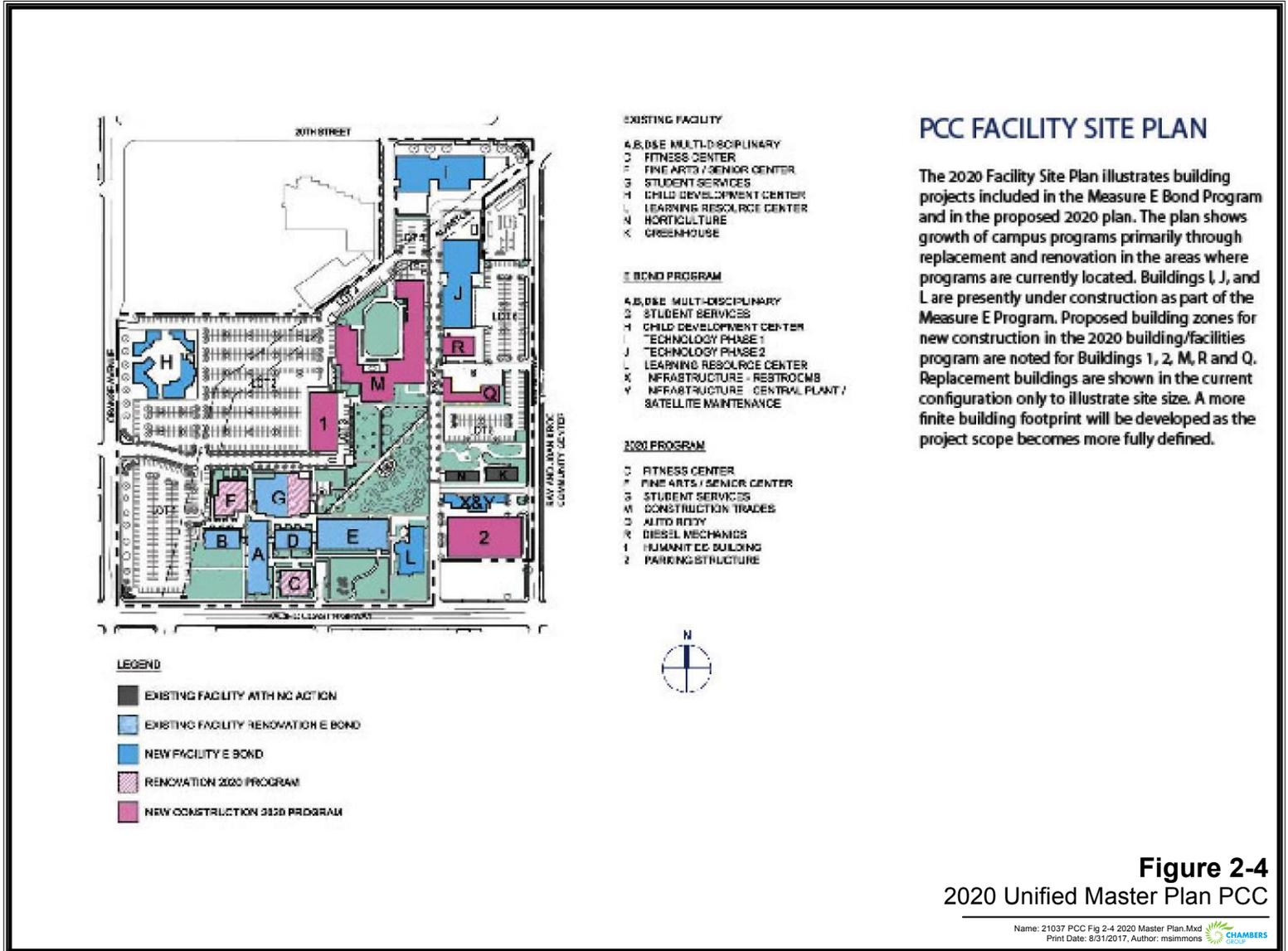


Figure 2-4
 2020 Unified Master Plan PCC

Name: 21037 PCC 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 PCC Improvements

Since the 2020 Unified Master Plan, the District has 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 allows 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 WSCH were used as the basis for quantifying growth as well as for determining the space needs of the future. The year 2041 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 2041. Physical capacity was defined by the District as achieving student enrollment of 8,440 and 105,074 WSCH at PCC. 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 2041, PCC’s priorities will lie with addressing key areas for academic growth. These include the Construction Trades Buildings and Electrical/Lifetime Learning buildings. From the Student Services side of the equation, a new parking structure as well as walkways and wayfinding are a high priority.

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 PCC 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 PCC Improvements



Figure 2-5
2041 Unified Master Plan PCC

Table 2-5: Updated 2041 Facilities Master Plan Improvements

Project	Scope/Usage	Scope (GSF)
Building FF Fine Arts/Senior Center	Demolition of building due to the age of the facility and overall condition. Site will be utilized for a new campus entry including a drop-off area and vehicular turnabout	Demolition – 10,640
Building MM Construction Trades (Phase 1)	Major renovation of existing facility and construction of an addition to the building. Renovation includes upgrades to electrical systems, ADA access compliance, HVAC replacement, lighting, plumbing, and aesthetic improvements	New Construction – 5,307 Renovation: 11,352 New Covered Canopies: 6,466
Building MM Construction Trades (Phase 2)	New construction to provide space for the Drafting and Architecture programs	New Construction – 19,383 Demolition – 26,240
Building OO Classroom	Construction of a new instructional building for interdisciplinary classroom facilities	New Construction – 150,000
Building P2 Parking Structure	Remove existing Buildings UU and VV, New multi-story parking structure to serve approximately 500-600 vehicles	New Construction -178,392 Remove: 15,550
Buildings QQ & RR Electrical/Dyer Hall/Lifetime Learning	Remove Existing Buildings QQ, OO, & PP, Comprehensive renovation of existing RR building, construction of new QQ building, and new landscaping and hardscaping	New Construction – 24,454 Renovation: 6,823 Remove: 18,102
Walkways & Wayfinding	New and revised walkways, installation of uniform signage program to allow for more efficient wayfinding	New Construction

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

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 232,372 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 (10,640 GSF) 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 (Phase 1) will involve a total of 5,307 square feet of new building and 6,466 square feet of new canopy instead of 14,286 gross square feet (GSF) which is shown on 2020 Master Plan (4,142 GSF of reduction in new construction).
- Building MM (Phase 2) will involve a total of 19,383 square feet of additional new building construction and demolition of approximately 26,240 of existing building.

- Building OO (formerly Building 1 Humanities in the 2020 Unified Master Plan) will increase in size of new construction from 35,000 gross square feet to 150,000 gross square feet.
- Existing Buildings UU and VV will be removed, and a new multi-story parking structure will be constructed to serve approximately 500 to 600 vehicles. The Gross Square Footage will increase from 72,300 to approximately 178,392 square feet.
- 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.
- Drought-tolerant landscape and hardscape improvements will be made to the existing landscaped areas south and west of Building BB along the PCH and Orange Avenue.
- 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.

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 scope of the 2041 Facilities Master Plan Improvements including 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 (Board) 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 the different phases. For example, landscape improvements will occur across the PCC; however, these improvements will be completed in portions following building construction or renovation. Other projects sequenced like this include the security systems installation, technology replacement, energy and water conservation projects, and surface parking improvements.

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 amount of 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	Minor Campus Improvements, Infrastructure Projects, Campus Landscaping, District Security Monitoring Systems
To Be Determined	Walkways & Wayfinding, Surface Parking Improvement
2019/2020	Building P2 – Parking Structure, Joint Use Facility
2020/2021	Building MM – Construction Trades Phase 1
2021/2022	Building MM – Construction Trades Phase 2
2022/2024	Building OO - Classroom
2023/2024	Building FF – Demolish Fine Arts/Senior Center

2.3.3 Design Guidelines

The Design Guidelines of the 2004 PCC 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 buildings, parking areas, landscaping, pavement and courtyards, traffic/circulation, signage, lighting, site furnishings, and screening. According to the Design Guidelines:

- Design objectives and guidelines used for the improvement of the architectural character at the LBCC PCC are based on new construction, rehabilitation of existing buildings, and demolition or removal of obsolete or deteriorated facilities.
- Two design neighborhoods; the original Art Deco neighborhood and the balance of the campus called the “Modern” neighborhood should be considered.
- New facility design should contribute to a unified campus appearance with a consistent architectural character. All future construction in the neighborhood of the original Art Deco (i.e., Buildings, AA, BB, CC, DD, and FF) shall employ a unifying architectural vernacular based on a contemporary interpretation of the original Art Deco style. The Art Deco neighborhood shall include Buildings EE and GG, as well as the new library, PCC-L. Renovations to Buildings EE and GG, and the new construction of PCC-L shall conform to the standards for this neighborhood.

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 PCC Improvements that were not previously addressed under the 2020 Unified Master Plan PCC 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 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 an already highly urbanized area. The ability to develop new major projects within or adjacent to the study area is limited. Thirty pending/approved developments were identified in the City of Long Beach within the study area:

- Alamitos Concession Rebuild Project – western end of Alamitos Beach
- Adult daycare facility – 3311 East Willow Street
- Shoreline Gateway East Tower – 777 East Ocean Boulevard
- New Long Beach Civic Center – north of Ocean Boulevard, south of Broadway, between Magnolia Avenue and Pacific Avenue
- Drake Park Soccer Field – Between Loma Vista Drive and De Forest Avenue/Los Angeles River
- Long Beach Sports Park – south of Spring Street, bounded by California Avenue and Orange Avenue
- New retail/carwash – 4201 East Willow Street
- Ocean Boulevard Project – 1628-1724 Ocean Boulevard
- LBCIC Owned Properties – south of 14th Street between Pacific Avenue and Pine Avenue
- Adaptive Reuse Residential Project – 936 Pine Avenue
- Five-story Residential Development – 507 Pacific Avenue
- Adaptive Reuse Residential Beeks Building – 944 Pacific Avenue
- Seven-story Residential Development – 1112 Locust Avenue
- Five-story Residential Development – 425 East 5th Street
- Eight-story Mixed-use Development – 1101 Long Beach Boulevard
- Two 8-story Residential Buildings – 635 Pine Avenue/636 Pacific Avenue
- Silversands – 2010 East Ocean Boulevard
- Broadway Block – Northwest corner of Broadway and Long Beach Boulevard
- Residential Units – 320 Alamitos Avenue
- Residences at Linden Mixed-Use Project – 135 Linden Avenue
- Broadway/Promenade Site – 127-135 East Broadway
- Seven-story Residential Development – 125 Broadway
- Fast food restaurant with drive-through – 2528 North Lakewood Boulevard
- Pacific Edge Industrial – 2300 Redondo Avenue
- Medical Office Building – 1955 and 1965 Long Beach Boulevard
- Three-story Residential Development – 540-558 East Willow Street
- Residential Units over Commercial space – 101 Pacific Coast Highway
- Commercial Building Modification – 622 -628 East Anaheim Street
- Salvation Army Gym – 3012 Long Beach Boulevard
- Commercial Parking Lot and Passive Park – 2600 California Avenue

Seven pending/approved developments were identified by Signal Hill within the study area:

- Crescent Square – northeast corner of Walnut and Crescent Heights Street
- Zinna – 1500 East Hill Street
- The Courtyard – 19369 Temple Avenue
- Single-family residential – 2599 Pacific Coast Highway
- Office Building – 2351 Walnut Avenue
- Industrial Park – 2020 Walnut Avenue
- Honda Expansion – 1500 East Spring Street

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
- PCC Learning Resource Center, Building LL, LBCC PCC, 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 was made 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

- PCC Learning Resource Center, Building LL, LBCC PCC, 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 SEIR is 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)

LBCC PCC 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 man-made 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 PCC. With the implementation of the Proposed Project, some immediate views of

the PCC would be of increased building density; however, the new structures would be consistent visually with the surrounding structures. In addition, implementation of additional landscaping elements will provide a landscape framework that will complement existing buildings and integrate future projects.

The Proposed Project Site is not a scenic resource within State scenic highway corridors. PCH, the closest local State highway, is not a designated scenic highway in this area (Caltrans 2017).

The visual character of the PCC 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 and new construction on the PCC. The 2041 Facilities Master Plan PCC Improvements incorporate the design features of the 2004 LBCC PCC Master Plan and the 2020 Unified Master Plan. The LBCC PCC 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 Art Deco architectural style. The Proposed Project will be designed per the guidelines of the Master Plan to be compatible with the existing PCC 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.

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 aesthetic resources discussed above.

4.2 AGRICULTURAL RESOURCES

The PCC 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. LBCC PCC has a Zoning designation of Institutional and School District. The PCC is not zoned for agricultural use and Williamson Act contracts do not occur on or near the Proposed Project Site. No agricultural uses exist on or around the LBCC PCC. The implementation of the Proposed Project will have no direct or indirect impact related to farmland 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 LBCC PCC 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 LBCC PCC. Additionally, the Open Space and Recreation Element of the City of Long Beach General Plan does not identify LBCC PCC as open space for the preservation of natural resources (City 2002). LBCC PCC is an existing campus in an urbanized area with introduced

landscaping. There is no known riparian habitat or other sensitive natural community on the Proposed Project Site. Since no wetlands exist on or around the LBCC PCC, no adverse effects on any riparian habitat identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service will occur.

LBCC PCC is an existing campus in an urbanized area with introduced landscaping. There are no known wetlands on the site. The Proposed Project will incorporate landscaping improvements. The Proposed Project will not conflict with any local policies or ordinances protecting biological resources. 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 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. 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 the biological resources discussed above.

4.4 GEOLOGY AND SOILS (LANDSLIDES, SEPTIC TANKS)

The PCC is not shown on the City of Long Beach Slope Stability Studies Area Map (City 1988, pp 46). The PCC is relatively flat and is not adjacent to a hillside. The PCC relies on sewers for wastewater 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 LBCC PCC is located approximately 1.75 miles southwest of the Long Beach Municipal Airport; however, the PCC is located well outside the 65 db CNEL contour for the airport.

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, respectively, prior to approval of the 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.

The PCC is located in an urbanized area of the City of Long Beach that does not include wildlands or high fire hazard terrain or vegetation. Therefore, 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 (REDIRECT FLOOD FLOWS, TSUNAMI, SEICHE)

The LBCC PCC is not located in a Flood Hazard Zone or 100-year or 500-year flood plain (FEMA 20080). Seiche is not an assumed hazard in the Proposed Project area. Tsunamis have the potential to impact the coastal area; however, the PCC is located five miles inland and is not located in an inundation or tsunami hazard area (City 1988).

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 PCC is located adjacent to the Wilmington Oil Field (LBCCD 2004). There is no extraction of oil on the PCC. Therefore, there will be no loss of availability of oil to the region or state. The PCC 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 PCC LBCCD.

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 PCC Master Plan does not induce population growth, employment growth, or housing growth.

There is no removal or addition of housing related to the Proposed Project. The Proposed Project will not result in the displacement of housing. The Proposed Project is located on a developed and established site and will not result in the displacement of housing or persons.

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 PCC. The closest fire station to the PCC is Fire Station 7, located 0.8-mile northwest. 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 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 PCC 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 PCC.

Campus security is provided by the Long Beach Police Department (LBPD) City College Unit (CCU), comprised of a Lieutenant, four police officers, and 13 security officers assigned to both LBCC LAC and PCC. Security is provided 24 hours a day, seven days a week. 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 PCC 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 and will not induce population growth that would result in long-term impacts to public schools.

The Proposed Project will facilitate the Master Plan capital improvements and will not induce population growth that would result in long-term impacts to parks. 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 discussed above.

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

The Proposed Project is not a transportation project.

The PCC 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 Lbfd 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 discussed above.

4.12 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 (LBWD 2014).

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.

4.13 WILDFIRE

The PCC 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 PCC 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 concentrations from a wildfire during construction or operation. The PCC 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.

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 discussed 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)
- Greenhouse Gas Emissions (emissions, conflict with plan for reducing greenhouse gas emissions)
- 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)
- Noise (ambient noise levels, groundborne vibration)
- 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)

LBCC PCC is an existing source of light in an urbanized area of the City of Long Beach. Sources of illumination on the PCC include street lighting, interior building lighting, lighting in parking lots, and security lighting.

The Proposed Project would provide 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. All lighting will be shielded and directed onto the Proposed Project Site. The Proposed Project is not expected to significantly increase the amount of nighttime lighting over the existing conditions and surrounding lighting sources. In addition, the renovation or new construction associated with the 2041 Master Plan would not include building materials that would cause substantial

glare that would adversely affect views in the area. Therefore, no significant 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 less than significant impacts relating to the aesthetic issues discussed above.

5.2 AIR QUALITY (AIR QUALITY PLAN, VIOLATE AIR QUALITY STANDARD, POLLUTANTS NEAR SENSITIVE RECEPTORS, ODORS OR DUST)

Development of the proposed 2041 Facilities Master Plan would result in the demolition of 44,292 square feet of existing structures, renovation of 20,111-square feet of existing buildings, and construction of 361,561-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 18 electric vehicle (EV) charging stations that would be placed strategically throughout the campus. In addition, the PCC promotes the use of public transportation; and bus stops are currently located on Pacific Coast Highway and Orange Avenue, which are all in the immediate vicinity of the PCC. 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.

At the time of the SCAQMD 1993 Handbook, the Air Basin was designated nonattainment under the CAAQS and NAAQS for CO. With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations in the Air Basin and in the State have steadily declined. In 2007, the Air Basin was designated in attainment for CO under both the CAAQS and NAAQS. SCAQMD conducted a CO hot spot analysis for attainment at the busiest intersections in Los Angeles during the peak morning and afternoon periods and did not predict a violation of CO standards.¹ Since the intersections near the Proposed Project are much smaller with less traffic than what was analyzed by the SCAQMD, no local CO hot spots are anticipated to be created from the Proposed Project; and no CO hot spot modeling was performed. Therefore, a less than significant long-term air quality impact is anticipated to local air quality with the ongoing use of the Proposed Project.

¹ The four intersections analyzed by the SCAQMD were: Long Beach Boulevard and Imperial Highway, Wilshire Boulevard and Veteran Avenue, Sunset Boulevard and Highland Avenue, and La Cienega Boulevard and Century Boulevard. The busiest intersection evaluated (Wilshire and Veteran) had a daily traffic volume of approximately 100,000 vehicles per day with Level of Service (LOS) E in the morning and LOS F in the evening peak hour.

The ongoing operations of the Proposed Project would not exceed the local NO_x, CO, PM₁₀, and PM_{2.5} thresholds of significance. Therefore, the ongoing operations of the Proposed Project would create a less than significant operations-related impact to local air quality due to onsite emissions, and no mitigation would be required.

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 (CCR) 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.

Particulate matter (PM) from diesel exhaust is the predominant TAC in most areas; and, according to The California Almanac of Emissions and Air Quality 2013 Edition, prepared by CARB, about 80 percent of the outdoor TAC cancer risk is from diesel exhaust. Some chemicals in diesel exhaust, such as benzene and formaldehyde have been listed as carcinogens by State Proposition 65 and the Federal Hazardous Air Pollutants program. Due to the nominal number of diesel truck trips generated by the Proposed Project, a less than significant TAC impact would occur during the ongoing operations of the Proposed Project, and no mitigation would be required.

Potential sources that may emit odors during construction activities include the application of coatings such as asphalt pavement, paints, and solvents and from emissions from diesel equipment. The objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the Project Site’s boundaries. Due to the transitory nature of construction odors, a less than significant odor impact would occur, and no mitigation would be required.

The implementation of the proposed 2041 Facilities Master Plan would include development of institutional junior college land uses. Potential sources that may emit odors during the ongoing operations of the Proposed Project would primarily occur from odor emissions from the trash storage area and from vehicle emissions. Pursuant to City regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for the trash storage areas. Perceptible odors may also be emitted from substances from other on-campus activities such as laboratory uses and combustion of fuels. However, the nominal amount of these substances would not

result in a significant odor impact. Due to the distance of the nearest receptors from the Project Site and through compliance with City trash storage regulations, no significant impact related to odors would occur during the ongoing operations of the Proposed Project. Therefore, a less than significant odor impact would occur, and no mitigation would be 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 less than significant impacts relating to the air quality issues discussed above.

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

The LBCC PCC 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 PCC. Additionally, the Open Space and Recreation Element of the City of Long Beach General Plan does not identify LBCC PCC as open space for the preservation of natural resources (City 2002).

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 PCC and is included in Appendix A of the Final SEIR. In the 2009 study, buildings were surveyed based on a 45-year age threshold by calendar year 2020. Based upon this approach, buildings built in or before 1975 were reviewed (Chambers Group, Inc.

2004). Eleven buildings were old enough to warrant assessment on the LBCCD PCC campus. Findings indicated that the original buildings on the PCC Campus, Buildings AA, BB, CC, DD, FF and GG had been part of Hamilton High School prior to Long Beach City College moving onto the campus in 1949. Additional buildings were then constructed, and subsequent additions and alterations have been 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 14, 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 on the 2004 and 2017 findings there are no historical resources present within the project area, and therefore the proposed project as planned will 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 PCC. 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. Additionally, many of the buildings identified in Table 2-4 have inefficient utility and mechanical systems that have been extended well beyond their intended life span. 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 PCC 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. Therefore, the Proposed Project would result in less than significant impacts associated with renewable energy or energy efficiency 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 less than significant impacts relating to the energy issues discussed above.

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

Although the PCC is located within a seismically active region of southern California, the PCC 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 0.5-mile northeast 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). 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 PCC campus is located in a liquefaction susceptibility zone (Koury Engineering 2017; Ninyo & Moore 2014). 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 PCC 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 PCC 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.

The PCC 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 (Koury Engineering 2017, Ninyo & Moore 2014).

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 GAS EMISSIONS

Implementation of the proposed 2041 Facilities Master Plan would create 4,400.68 MTCO₂e per year, which is equivalent to 1.34 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. Impact would be less than significant.

With 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

- 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 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.

Lincoln Elementary School is located approximately one-half mile south of the PCC. Construction of the Proposed Project will result in the storage and use of minimal amounts of hazardous materials for routine cleaning and landscaping at PCC. 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 LBCC PCC 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 PCC 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 LBCC PCC 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 PCC 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.

LBCC PCC is an existing campus in an urbanized location. The drainage pattern of the PCC and surrounding area is established and there are no streams or rivers on the PCC. The drainage system for LBCC PCC 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 PCC.

The drainage pattern of the PCC and surrounding area is established and there are no streams or rivers on the PCC. The drainage system for LBCC PCC and the City of Long Beach is also established. The Proposed Project would not substantially increase the amount of impervious surface on the PCC. 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 PCC. 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 (INCREASE IN AMBIENT NOISE LEVELS, GROUNDBORNE VIBRATION)

Construction activities for the Proposed 2041 Facilities Master Plan are anticipated to include demolition of 44,292 square feet of existing structures, grading up to 30 acres of the PCC, building construction of 361,561 feet of new building space and renovating 20,111 square feet of building space, paving the onsite roads and parking areas, and applying architectural coatings. Noise impacts from construction activities associated with the Proposed Project would be a function of the noise generated by construction equipment, equipment location, sensitivity of nearby land uses, and the timing and duration of the construction activities. The nearest sensitive receptors are students and workers at the Mary Butler School, located adjacent to the proposed renovation activities. Single-family homes are also located approximately 45 feet to the north of the Project Site on the north side of 20th Street, 80 feet to the west of the Project Site on the west side of Orange Avenue; and single-family homes are located approximately 250 feet southeast of the Project Site on the southeast corner of Pacific Coast Highway and Walnut Avenue. 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. Therefore, construction-related noise impacts would be less than significant.

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, the Proposed Project would not result in a substantial permanent increase in ambient noise levels for the year 2041 conditions. Impacts would be less than significant.

The highest vibration level would occur at the Mary Butler School located as near as 90 feet from proposed construction activities would occur during operation of a pile driver with a vibration level as high as 0.371 inch per second PPV. Based on typical propagation rates, all vibration levels at the nearby Mary Butler School would be within the City's 0.386 in per second PPV vibration standard. Impacts would be less than significant.

Based on the traffic study prepared for the proposed project, traffic volumes will not double along any affected road segments with implementation of the proposed project. Therefore, the project would not generate sufficient traffic trips to result in an audible change in noise levels. The project's contribution to area-wide traffic will be further diminished when considered with other planned projects in the 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 noise issues discussed above.

5.11 RECREATION AND PARKS

The Proposed Project will facilitate the Master Plan capital improvements and will not induce population growth that would result in long-term impacts to recreational facilities. The Proposed Project would not require the construction or expansion of 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 recreation and parks issues discussed above.

5.12 TRANSPORTATION AND TRAFFIC (LAND USE PROJECT CONSISTENCY WITH GUIDELINES)

The Proposed Project area is located within one-half mile of numerous transit stops. Although the Proposed Project would not likely reduce vehicle miles travelled in the project area compared to existing conditions, the proximity to multiple transit stops would result in a less than significant impact associated with transportation.

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 transportation and traffic issues discussed above.

5.13 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 PCC is already established in an urbanized setting. The Proposed Project will not induce growth, rather it 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 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 the 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.

5.14 IRREVERSIBLE ENVIRONMENTAL CHANGES

Both construction and operation of the Proposed Project would lead to the consumption of limited, slowly renewable, and non-renewable 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. 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 PCC 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 PCC 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 the irreversible environmental changes discussed above.

5.15 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 remove physical obstacles to population growth, 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. Constructions of such infrastructure projects are considered in relation to the potential development and the potential environmental impacts.

Implementation of the LBCCD Facilities Master Plan for the PCC campus 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 by local and regional planning agencies (i.e., City of Long Beach Planning Department and the Southern California Association of Governments [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 the growth-inducing impacts discussed above.

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)

6.1 CULTURAL RESOURCES (ARCHAEOLOGICAL RESOURCES, HUMAN REMAINS)

The PCC 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 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 PCC 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 14, 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.

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 PCC. The PCC 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 PCC. The PCC is located in an urbanized area previously disturbed by past activities. Furthermore, the 2004 Master Plan defines mitigation measures to reduce any impacts to paleontological resources discovered during construction to less than significant. Additionally, the PCC 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 below ground surface (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 paleontological 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) Paleontological 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 discussed in the PCC Master Plan PEIR, asbestos containing materials were found in all permanent buildings except for Building VV or Building WW. Compliance with state and federal law will ensure 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 District will certify that asbestos containing materials (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 the Project development, they are considered standard conditions of Project approval that will reduce potential effects to a less than significant level during construction and operation.

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 2 in 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 measures.

SECTION 7.0 – SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL 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 (CONFLICT WITH TRANSPORTATION PLAN)

The traffic analysis indicates that the added traffic associated with the Proposed Project will significantly impact three of the 12 key study intersections when compared to the LOS standards and significant impact criteria specified in this report. Although the intersection of Cherry Avenue/Pacific Coast Highway is forecast to operate at unacceptable LOS E during the AM and 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. Further, although the intersection of May Avenue/Pacific Coast Highway is forecast to operate at unacceptable LOS F during the AM and PM peak hours, this unsignalized intersection is not impacted per the significant impact criteria specified in this report; signalization of the intersection could provide a means for reducing the indicated delay, but the peak-hour traffic signal warrant is not satisfied. 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 Orange Avenue/19th Street-Alamitos Avenue 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 Orange Avenue/Pacific Coast Highway and Walnut Avenue/Pacific Coast Highway, 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.

MM TRA-1 Orange Avenue at 19th Street/Alamitos Avenue: Install a two-phase traffic signal. The installation of this improvement is subject to the approval of the City of Long Beach.

MM TRA-2 Orange Avenue at 19th Street/Alamitos Avenue: Install a two-phase traffic signal. Restripe Orange Avenue to provide an exclusive northbound right-turn lane. The installation of these improvements 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:

- Orange Avenue at Pacific Coast Highway
- Walnut Avenue at Pacific Coast Highway

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

§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 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 2004 PCC Master Plan and its addendums, and the 2020 Unified Master Plan PCC 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 LBCC 2041 Facilities Master Plan for PCC but that Building OO construction (previously Building 1 Humanities with new construction of 24,500 square feet in the 2020 Unified Master Plan) would not be implemented. After the reduction of Building OO, the Reduced Project Alternative would result in an estimated decrease in 120,000 square feet of new construction.

After the reduction of the eliminated Facilities Master Plan improvements, the LBCCD 2041 Facilities Master Plan PCC improvements would result in an estimated decrease from the 2020 Unified Plan PCC Improvements of 95,550 square feet of new building construction.

Compared to the Proposed Project, the Reduced Project Alternative is environmentally superior in the areas of air quality, noise, and transportation and traffic. While the overall impacts associated with the Reduce Project Alternative are considered to be environmentally superior to the Proposed Project, under the Reduced Project Alternative project objectives would be achieved at a lower level, and some

objectives would not be achieved at all. Building OO would allow for more classes to be offered at the PCC campus such that students working toward their Associate degree would not need to take classes at both LAC and PCC. Building OO would also provide additional computer lab facilities to support students on campus.

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 PCC.

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 PCC 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.² 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.

² CEQA. Public Resources Code (PRC), Section 21081.6. 2007.

**Table 9-1: LBCCD 2041 Facilities Master Plan PCC 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	

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 are uncovered by earthmoving.	LBCCD	LBCCD	Prior to construction	
	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	LBCCD	LBCCD	During construction	

<p>previously undisturbed strata that will be disturbed by earthmoving extending 10 feet bgs.</p>				
<p>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.</p>	LBCCD	LBCCD	During construction	
<p>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.</p>	LBCCD	LBCCD	During construction	
<p>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, maintained, and, along with associated specimen and site data, made available for future study by qualified investigators.</p>	LBCCD	LBCCD	During construction	
<p>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</p>	LBCCD	LBCCD	Post construction	

	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.				
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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	
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Transportation

Impact 3.7-1: Conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle lanes, and pedestrian paths.	MM TRA-1: Orange Avenue at 19th Street/Alamitos Avenue: Install a two-phase traffic signal. The installation of this improvement is subject to the approval of the City of Long Beach.	LBCCD	LBCCD	Prior to operation	
	MM TRA-2: Orange Avenue at 19th Street/Alamitos Avenue: Install a two-phase traffic signal. Restripe Orange Avenue to provide an exclusive northbound right-turn lane. The installation of these improvements is subject to the approval of the City of Long Beach.	LBCCD	LBCCD	Prior to operation	
Impact 3.7-2:	See MM TRA-1 and MM	LBCCD	LBCCD	Prior to	

Result in cumulatively considerable impact with respect to traffic.	TRA-2 above			operation	
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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 PCC 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, PCC's priorities will lie with addressing the key areas for academic growth. These include the Construction Trades buildings and the new instructional building to allow for additional classroom space. The Building OO Classroom building will specifically allow PCC students to complete their degree programs at their campus without requiring students to also take classes at the LAC campus. With the additional classroom and construction trade building space, the Drafting and Architecture programs, as well as other PCC programs, will be supported. PCC will also focus on the renovation of selected buildings on campus. While the structural integrity of the selected buildings to be retained are 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 PCC with the proposed new parking structure on campus.

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 PCC 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

California Air Resources Board (CARB)

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