

# Long Beach Community College District

## NOTICE OF COMPLETION AND AVAILABILITY

**TO:** Agencies, Organizations and Interested Parties

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

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

**PROJECT TITLE:** 2041 Facilities Master Plan Pacific Coast Campus Improvements

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

**ORGANIZATIONS AND INTERESTED PARTIES:** LBCCD requests your comments and concerns regarding the environmental issues associated with construction and operation of the Proposed Project.

**PROJECT LOCATION:** The LBCCD Pacific Coast Campus (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. The PCC is bounded by the Mary Butler School and 20th Street on the north; Walnut Avenue on the east; Pacific Coast Highway (PCH) on the south; and Orange Avenue on the west. The Proposed Project Site is approximately 6 miles west of Interstate 605 (San Gabriel River Freeway), 1.4 miles south of Interstate 405 (San Diego Freeway) and the Long Beach Municipal Airport (LBMA), and 1.8 miles east of Interstate 710 (Long Beach Freeway).

**PROJECT DESCRIPTION:** The 2041 Facilities Master Plan provides updates to the 2020 Unified Master Plan and provides updated construction dates and budgets for the facilities projects. The projects incorporate the space and building needs identified to the year 2041. The LBCCD 2041 Facilities Master Plan PCC improvements would result in an estimated change over the 2020 Unified Master Plan of a decrease in 10,640 square feet of renovation, an increase of 227,351 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 4,837 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 175,000 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.

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

**PUBLIC REVIEW PERIOD:** LBCCD has determined to make this NOA and Draft SEIR available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). *LBCCD will accept written comments for the Draft SEIR between September 19, 2018 and November 2, 2018.*

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

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

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

**DOCUMENT AVAILABILITY:** The Draft SEIR is available for public review during regular business hours at the locations listed below.

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

In addition, the NOA/Draft SEIR is available online at <https://www.lbcc.edu/pod/facilities-master-plans>.