

City of Long Beach
Notice of Availability/Notice of Completion of a Draft Environmental Impact Report for the
Washington Middle School Transformation Project

Purpose: In accordance with Title 14, Section 15082(a), 15103, and 15375 of the California Code of Regulations, this notice is to advise that the Long Beach Unified School District (District) has prepared a Draft EIR for the Washington Middle School Transformation Project.

Project Description:

Demolition:

Demolition of one (1) relocatable building and five (5) buildings including the Administration (Building A), Gymnasium (Building D), the Cafeteria (Building E), Auditorium (Building C), and Classroom - Science/Shop (Building B).

New Buildings, Parking Structure, Courtyard, and Turf Field: Three (3) new permanent buildings will be constructed: a two- to three- story, 102,000 sq. ft. classroom/administration/cafeteria building, a partial two-story 34,000 square foot gymnasium/locker room/classroom/library building, and a one-story, 14,000 square foot auditorium. New site improvements include a student drop off, semi-subterranean parking structure, artificial turf soccer field, synthetic track, basketball courts, pickleball court, lunch shelter, planting, irrigation, and outdoor learning environments.

Scope includes, but is not limited to:

- HVAC installation in all classrooms, offices, and support spaces (including auditorium and cafeteria) located in permanent buildings on-site.
- New projectors, projector screens, and marker boards in classrooms.
- New projectors and projector screens in cafeteria.
- New tactile signage required throughout the campus for rooms and exits.
- ADA upgrades to paths of travel, drinking fountains, and restrooms.
- Campus-wide Fire Alarm upgrades.
- Interior and exterior paint for all permanent buildings.
- New windows and ceiling tiles on new buildings.
- New landscaping and planting.
- Installation of photovoltaic panels at each roof of new permanent building and battery storage systems.
- Removal of all on-site trees and landscaping.
- Surveillance cameras.

Location and Site Description: The Washington Middle School campus (Project site) is located at 1450 Cedar Avenue in the City of Long Beach, in the County of Los Angeles. The Project site is located in a residential area surrounded by housing to the north, east, south, and west. The Project site is bounded by W 15th Street to the north, Pacific Avenue to the east, multi-family residential uses and W 14th street to the south, and Cedar Avenue to the west. The campus currently includes students from 6th through 8th grades, which are housed within five permanent buildings and one portable building, with an approximate enrollment of 983 students.

Potential Environmental Impacts: The District has prepared an Initial Study that describes the potential environmental effects for the project. Based on the conclusions of the Initial Study, it has been determined that an Environmental Impact Report is the appropriate level of environmental documentation. The Environmental Impact Report will include the provision of alternatives.

Public Review and Comment Period: The District has determined to make this NOA and Draft EIR available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The City of Long Beach will accept written comments for the Draft EIR between August 9, 2024 and September 23 2024.

Public Hearing:

Responses and Comments: Please indicate a contact person for your agency or organization and send your comments to:

Dana Grudem
Senior Program Manager
Long Beach unified School District – Facilities Division
2425 Webster Ave
Long Beach, CA 90810

Your comments may also be sent by email to CEQA@lbschools.net and include “Washington MS Transformation” in the subject line.

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

- Long Beach Main Library: (101 Pacific Avenue, Long Beach, CA, 90822)
- Signal Hill Library: (1770 East Hill Street, Signal Hill, CA 90755)
- Angelo M. Lacoboni Library: (4990 Clark Avenue, Lakewood, CA 90712)
- Washington Middle School: (1450 Cedar Avenue, Long Beach, CA 90813)
- Butler Mary Middle School (1400 E 20th Street, Long Beach, CA 90806)
- LBUSD Facilities (2425 Webster Ave, Long Beach, CA 90810)
- Online at the LBUSD website <https://www.lbschoolbonds.net/ceqa-notice-washington>

In addition, the NOA/ Draft EIR is available online at <https://www.lbschoolbonds.net/ceqa-notice-washington>