

Notice of Preparation of a Draft Environmental Impact Report

To: Agencies, Organizations, and Interested Parties

From: Long Beach Unified School District

Subject: Notice of Preparation of a Draft Environmental Impact Report. The Long Beach Unified School District (LBUSD) is the lead agency under the California Environmental Quality Act (CEQA) for the proposed project. LBUSD has prepared an Initial Study and will prepare an Environmental Impact Report (EIR) for the proposed project identified below:

Project Title: Washington Middle School Transformation Project

Agencies: LBUSD 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: LBUSD requests your comments regarding the environmental issues associated with construction and operation of the proposed project.

Project Location: Washington Middle School was originally built in 1935-1936. Washington Middle School is located at 1450 Cedar Avenue, Long Beach, California, and is situated in a residential area surrounded by housing on all sides of the property. This school accommodates middle school students from grades 6 to 8. The site is approximately 5 acres in size and encompasses five (5) permanent buildings and (1) relocatable/portable building. The five permanent buildings are approximately 116,000 sq. ft. in size and include three (3) two-story buildings and two (2) single-story buildings. The relocatable/portable building adds an additional 1,450 sq. ft. to the site. Current student enrollment is approximately 983 students. Projected student enrollment is approximately 1,100.

Project Description: The proposed project would include 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.

Three (3) new permanent buildings will be constructed: a two- to three- story, 102,000 sq. ft. classroom/administration/cafeeteria 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.

Potential Environmental Effects: Based on the Initial Study prepared for the proposed project, LBUSD has determined that an EIR is the appropriate level of environmental documentation. The EIR analysis will include the provision of alternatives, and topical areas will include: noise, cultural resources, greenhouse gas emissions, transportation, air quality, and tribal cultural resources.

Document Availability: The Initial Study is available for review at the following locations:

- The following libraries:
 - Long Beach Main Library (101 Pacific Avenue, Long Beach, CA 90822)
 - Signal Hill Library (1770 East Hill Street, Signal Hill, CA 90755)
 - Angelo M. Iacoboni Library (4990 Clark Avenue, Lakewood, CA 90712)
 - Washington Middle School, 1450 Cedar Ave Long Beach, CA
 - Online at the LBUSD website <https://www.lbschoolbonds.net/ceqa-notice-washington>

Agency/Public Comments: LBUSD will accept written comments from February 8th, 2024, to March 11th, 2024. Please indicate a contact person for your agency or organization and send your responses and comments to: David Miranda, Long Beach Unified School District, 2425 Webster Avenue, Long Beach, California 90810. Your comments may also be sent via e-mail to CEQA@lbschools.net (please include the name of the project in the subject heading).