



LOS ANGELES COMMUNITY COLLEGE DISTRICT

NOTICE OF PREPARATION

SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT REPORT SOUTH GATE EDUCATION CENTER FACILITIES MASTER PLAN UPDATE

To: All Interested Persons and Agencies
From: Los Angeles Community College District
Date: September 14, 2020

PURPOSE: In accordance with California Environmental Quality Act (CEQA) Guidelines section 15082, the Los Angeles Community College District (LACCD), acting as the Lead Agency, has prepared this Notice of Preparation (NOP) to initiate early consultation and provide the opportunity for comment from public agencies, stakeholders, organizations, and interested individuals on the scope and content of the Supplemental Draft Environmental Impact Report (EIR) for the proposed update/modification to the South Gate Education Center Facilities Master Plan (Master Plan or Project).

PROJECT BACKGROUND: A Program EIR for the South Gate Education Center (SGEC), formally known as the Firestone Education Center (FEC), was first prepared and certified in December 2009. This allowed LACCD to acquire the Project site with the intent of relocating and expanding the existing SGEC, a satellite campus of East Los Angeles College (ELAC). In May 2014, the Master Plan and a Subsequent EIR were approved and certified. In December 2016, the Master Plan was updated, and a Supplemental EIR was certified.

PROJECT SITE: The 18.5-acre project site is located at 2525 Firestone Boulevard, on the northwest corner of the Firestone Boulevard/Santa Fe Avenue intersection in the southeastern portion of the County of Los Angeles within the City of South Gate. As shown in **Exhibit A**, the project site is bounded on the north by the Union Pacific Railroad right-of-way, on the east by Santa Fe Avenue, on the south by Firestone Boulevard, and on the west by a former furniture manufacturing facility. The project site and the adjacent site to the west comprise the former Firestone Tire and Rubber Plant, which comprise the California Register-eligible South Gate Historic District. All of the buildings and features on the project site that contribute to the Historic District have been demolished as part of the previous Master Plan with the exception of a three-story, 25,087-square-foot building (Building 2), which is located at the southeast corner of the Project site and oriented toward the Firestone Boulevard/Santa Fe Avenue intersection. As discussed below, the only proposed changes to the Master Plan pertain to Building 2.

PROJECT DESCRIPTION: Consistent with the previously-approved Master Plan, the proposed update to the Master Plan consists of the construction and operation of a new LACCD satellite campus to replace the existing SGEC and provide expanded and improved educational facilities. The only difference between the approved Master Plan and the proposed update to the Master Plan is that the former administrative building at the corner of Firestone and Santa Fe, known as "Building 2," is proposed for demolition. This portion of the campus would be converted into landscaped open green space for use by the students. As part of the Project, architectural features of Building 2 will be preserved for possible integration into future campus structures. A Conceptual Site Plan is provided as **Exhibit B**.

AREAS OF PROJECT IMPACT: A Supplemental EIR needs to contain only the information necessary to make the previous EIR adequate for the proposed project as revised. Therefore, the environmental effects resulting from the proposed update to the Master Plan are limited to the following categories: Air Quality, Cultural Resources, Greenhouse Gas Emissions, and Noise and Vibration. The update to the Master Plan will identify and analyze the significant impacts of the proposed Project and recommend mitigation measures necessary to eliminate or substantially reduce any identified significant impacts.

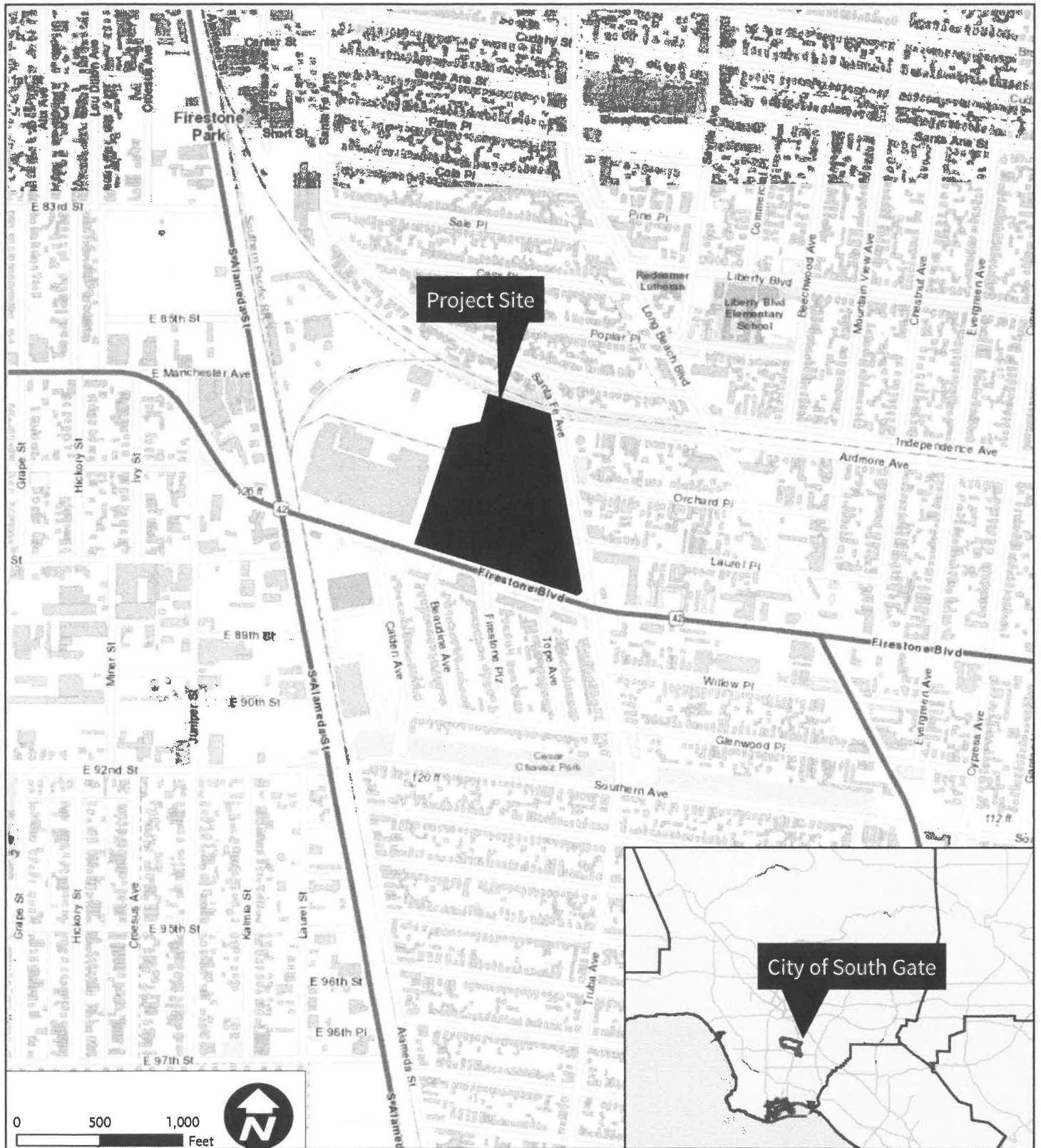
RESPONSE TO THIS NOP: LACCD requests comments on the scope and content of the environmental information in connection with the Project. All comments must be received by October 15, 2020 for consideration. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send written comments to Dr. Rueben C. Smith, Chief Facilities Executive, LACCD, 770 Wilshire Boulevard, 6th Floor, Los Angeles, CA 90017. Comments may also be sent by e-mail to smithrc@email.laccd.edu; please write "**SGEC Master Plan Update**" in the subject line.

HOW TO COMMENT: When submitting a comment, please include the name of a contact person in your agency or organization. Comments regarding the scope of the environmental analysis to be conducted for the proposed project may be submitted by mail, e-mail, or fax to the address below:

Rueben C. Smith, D.C.Sc., Chief Facilities Executive
Facilities Planning and Development
Los Angeles Community College District
770 Wilshire Boulevard, 6th Floor
Los Angeles, CA 90017
Fax: (213) 891-2490
E-mail: smithrc@email.laccd.edu

Please send comments at the earliest possible date. All comments must be received by October 15, 2020 for consideration.



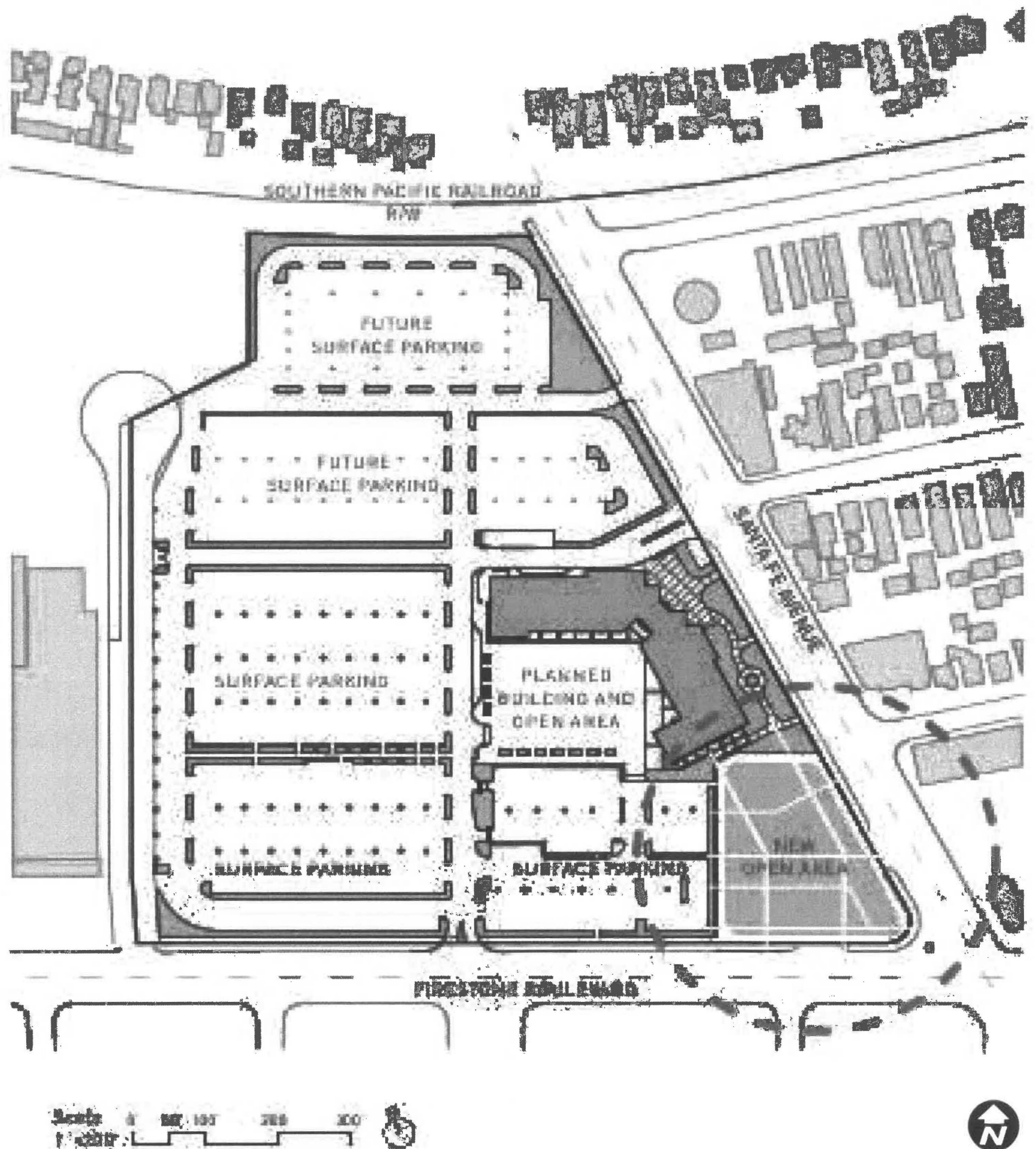
Source: TAHA, 2020.



2020 South Gate Education Center Master Plan Notice of Preparation

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EXHIBIT A PROJECT LOCATION



Source: Douglas Pancake Architects, 2019; TAHA, 2020.



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EXHIBIT B
CONCEPTUAL SITE PLAN