

2.0 PROJECT DESCRIPTION

This EIR is being prepared to evaluate the potential environmental impacts that may result from the proposed Jordan High School Major Renovation Project (proposed project). This chapter provides a detailed description of the proposed project evaluated in Chapter 3.0 of this EIR. This chapter also provides the objectives, location, and environmental setting of the proposed project, followed by a description of the proposed project's characteristics, project phasing, construction scenario, and a summary of approvals that would be required to implement the proposed project. This information is provided pursuant to the CEQA Guidelines Section 15124.

2.1 PROJECT LOCATION

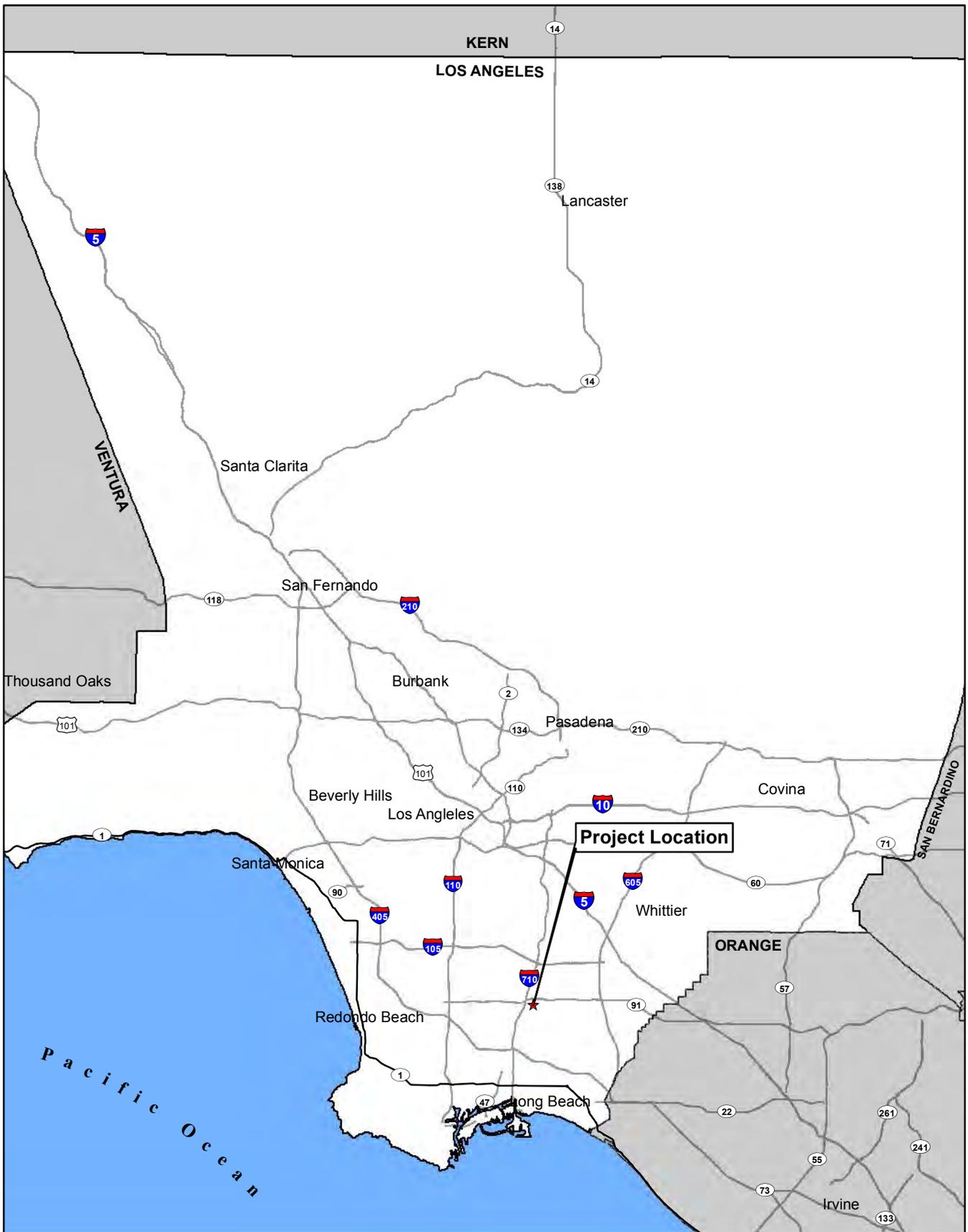
The Jordan High School campus is located at 6500 Atlantic Avenue in the northern portion of the City of Long Beach. Regional access to the project site is provided via State Route 91 (SR 91), located approximately 0.25 miles north of the project site, and Interstate 710 (I-710), located approximately 0.45 miles west of the project site. Additionally, the project area is served by two Long Beach Transit bus routes, and one Los Angeles County Metropolitan Transportation Authority (Metro) bus route. The project site is located approximately 0.35 miles southeast of the I-710 and SR 91 interchange, which partially spans the Los Angeles River. Figure 2-1 shows the regional location of the project site.

The 26.9-acre project site is bound by single-family residences on the north, Myrtle Avenue on the east, Houghton Park on the south, and Atlantic Avenue on the west. Local access to the project site is provided via major north-south and east-west oriented roads including Artesia Boulevard, which is located approximately 335 feet north of the project site; Orange Avenue, which is located approximately 0.28 miles east of the project site; Harding Street, which is located approximately 0.23 miles south of the project site; and Atlantic Avenue, which forms the western boundary of the project site. Figure 2-2 shows the project site location.

2.2 PHYSICAL ENVIRONMENTAL SETTING

2.2.1 EXISTING LAND USES

The project site currently includes approximately 18 permanent buildings and 32 portable classrooms. The outdoor athletic facilities on the campus include a track and football field with bleachers that seat 5,000 people, as well as baseball and practice fields and five tennis courts. The majority of the buildings on the project site are one to two stories in height, with the exception of the Science Building, which is located in the central portion of the campus and is three stories tall. Although the auditorium located in the northern portion of the project site is only two stories, it is the tallest building on the project site at approximately 60 feet tall. Approximately 227 surface parking spaces are provided for staff, faculty, and students on the project site. Vehicular access to the project site is provided along Myrtle Avenue on the east side of the campus. The main access to the project site and student drop-off area is provided along Atlantic Avenue on the west side of the campus. In addition, a County of Los Angeles sewer easement traverses the project site. Figure 2-3 shows the existing uses and layout of the project site.

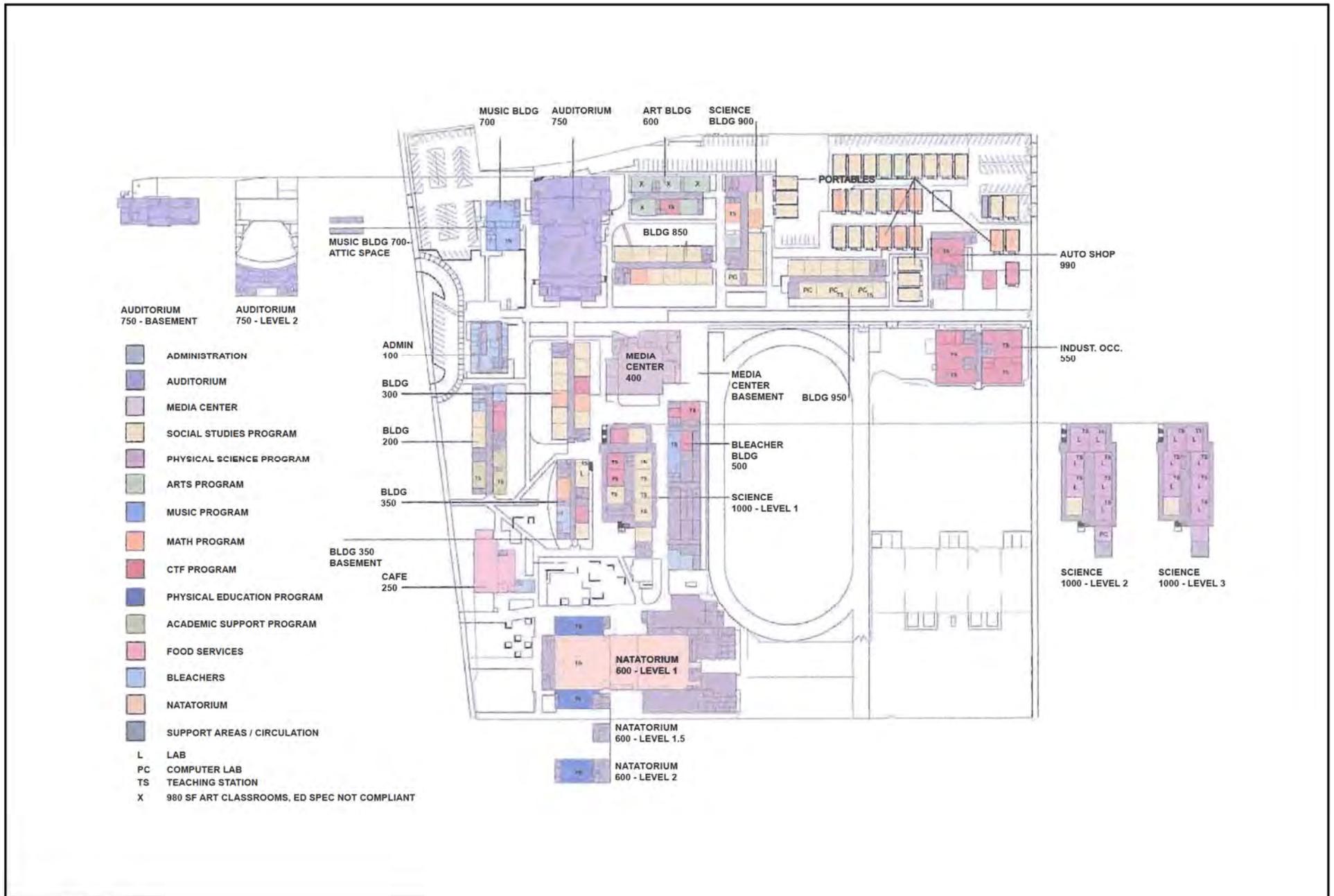


Source: ESRI 2012 Imagery



Figure 2-1
Regional Location Map





Source: LBUUSD 2013

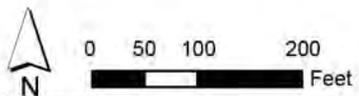


Figure 2-3
Existing Project Site

2.2.2 SURROUNDING LAND USES

The area surrounding the project site is a developed urban area of the City of Long Beach consisting of a mix of single- and multi-family residences, commercial properties, and open space/park uses. Single-family residences are located to the north, east, and west of the project site, with some multi-family residential uses located west of the project site. Several single-family residences are located adjacent to the northern property line of the project site. These residences front Coolidge Street, an east-west oriented cul-de-sac located north of the project site, while their backyard areas are directly adjacent to the project site. Additionally, some commercial land uses are located northwest of the project site at the intersection of Atlantic Avenue and Artesia Boulevard. Houghton Park, located directly adjacent to the southern boundary of the project site, comprises 26.4 acres of open grassy areas, a baseball field, a basketball court, community center, picnic area, playground, skate park, soccer and softball fields, tennis courts, and a volleyball court. The park hosts various City of Long Beach (City) youth recreation programs and adult classes, and includes a teen and a senior center. In addition, Houghton Park is one of several parks currently in a joint use agreement between the LBUSD and the City for use of the park for school activities. The project site is also located approximately 0.22 miles east of the Los Angeles River.

2.2.3 GENERAL PLAN DESIGNATION AND ZONING

The project site is designated as Land Use District (LUD) 10, Institutional and School District under the City of Long Beach General Plan.¹ This LUD is characterized by the permanence of the built use, or the intentions for such use, once the location has been established for the proper citywide or subregional distribution of public services.² Additionally, the project site is zoned I (Institutional) under the zoning code.³ The purpose of the I Zone is to create, preserve, and enhance areas for public and institutional land uses and to provide restrictions to minimize the effect of such uses on surrounding uses.⁴

2.3 PROJECT OBJECTIVES

The LBUSD adopted a Facility Master Plan (FMP) on January 22, 2008, in order to implement various school facility construction and renovation projects within the District. In the FMP, the proposed project is designated as a high priority project by the Internal Executive Committee. Consistent with the primary planning goals of the FMP, the project objectives include the following:

1. Creating learning environments to meet the needs of Jordan High School students
 - a. Increase classroom size to meet current educational goals
 - b. Create career technical education labs

¹ City of Long Beach Department of Planning, Land Use Element of the Long Beach General Plan. April 1997. Website: <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=2815>. Accessed: July 22, 2013.

² Ibid.

³ City of Long Beach Department of Planning, Zoning Map, Quadrant 28, August 2009. Website: <http://longbeachgov.civicasoft.com/civica/filebank/blobdload.asp?BlobID=11077>. Accessed: July 22, 2013.

⁴ Ibid.

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2. Renovating and replacing aging infrastructure
 - a. Modernize building systems
 - b. Improve technology infrastructure
 - c. Improve energy efficiency
3. Elimination of portables and bungalows
 - a. Remove portables
4. Maintaining consolidated 9th through 12th grade high school programs
5. School safety and security
 - a. Improve parking and drop-off areas

The LBUSD has adopted the Collaborative for High Performance Schools (CHPS) Criteria as part of the FMP. The mission of the CHPS is to facilitate the design, construction, and operation of high performance schools. These schools are designed to be energy and resource efficient, healthy, comfortable, and well-lit, and to provide amenities for a quality education. Consistent with the goals of the CHPS, additional project objectives include the following:

- Increase student performance with better-designed and healthier facilities;
- Raise awareness of the positive impact and advantages of high performance schools;
- Provide professionals with better tools to facilitate effective design, construction, and maintenance of high performance schools;
- Improve energy and water efficiency; and
- Meets CHPS criteria.

2.4 PROPOSED PROJECT CHARACTERISTICS

2.4.1 PROJECT BACKGROUND

The LBUSD serves nearly 82,000 students in 83 public schools, and is considered the third largest school district in California. More than 80 percent of LBUSD's permanent school buildings were built prior to 1970. Most of the aging schools within LBUSD need modernization and/or renovation to meet new building standards and to continue serving student needs. On January 22, 2008, the LBUSD adopted an FMP, which is intended to implement various school facility construction and renovation projects within LBUSD over the next 20 to 25 years. The projects include retrofitting schools to meet current earthquake safety standards and ADA accessibility requirements, remove lead-based paint and asbestos, upgrade and expand educational technology, and build smaller high school learning communities. In addition, on November 4, 2008, the voters in the LBUSD approved Measure K, a \$1.2 billion classroom repair and student safety bond. The proposed project is one of the projects identified in the FMP and funded by Measure K.

2.4.2 OVERVIEW OF THE PROJECT

The LBUSD is proposing to renovate and modernize the existing David Starr Jordan (Jordan) High School campus located in the City of Long Beach. The campus currently includes students from 9th through 12th grades, which are housed within 18 permanent buildings and 32 portable classrooms. The 26.9-acre project site currently consists of approximately 332,583 square feet of permanent building space and an additional approximately 30,720 square feet of portable structures (approximately 363,303 total square feet). The existing permanent buildings were constructed in the 1930s and 1940s, with some additions completed in the 1950s through the 1990s. The existing high school campus is outdated and many classrooms do not meet the current needs of students.

The proposed project would include implementation of the proposed campus master plan in approximately six phases starting in January 2014, with the full buildout being completed over several years as funding becomes available. To implement the campus master plan, the proposed project would include demolition of approximately 10 permanent buildings and 32 portable buildings, renovation of approximately 213,000 square feet of existing building space, and construction of approximately 240,000 square feet of new building space.

At full buildout, the project site would consist of approximately 453,000 square feet of total building space. The proposed project would result in a net increase of approximately 89,697 square feet of building space. As of the 2012-2013 school year, the student enrollment at Jordan High School was 3,604. No change in student enrollment is anticipated with the implementation of the proposed project. The existing student capacity of the school is 3,930. At project buildout, the total capacity of the school would be 3,870 students. Although the overall square footage on campus would increase, the additional square footage would account for laboratories and other ancillary facilities. Land uses on the project site would not change and the proposed project would not result in an expansion of uses. All phases of the proposed project would be contained within the existing boundaries of the Jordan High School campus.

A new parking lot would be constructed at the southwestern portion of the campus. Additionally, the existing parking lot located within the northern portion of the project site would be restored following construction, but no changes to the campus ingress and egress points are proposed. The student drop-off area and parking lot along Atlantic Avenue would be reconfigured but would remain in the same location. Site walkways and restrooms would also be upgraded to meet ADA requirements. The existing auditorium on the project site would be upgraded to current seismic codes. Improvements to the auditorium would consist of structural upgrades, improvements to the building interior, auditorium stage and seating, lighting and sound systems, fire alarm system, emergency lighting systems and plumbing systems.

The proposed project would also create modern facilities that would ensure the school's ability to accommodate changing programmatic needs. Other elements to be implemented as part of the proposed project include the following:

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- Six academies or small learning communities, each with two universal/flexible laboratory spaces;
- Standard classroom size of approximately 960 square feet;
- Visual and performing arts facilities;
- Science and technical laboratories;
- Renovation of existing media center;
- Physical education and athletic facilities;
- Special needs classroom facilities;
- Fire alarms, communications, and technology upgrades facilities;
- Food service facilities; and
- Landscaping, site utilities, and site improvements.

ADDITIONAL PROJECT FEATURES

The LBUSD has enacted Resolution No. 012208-B on sustainability, design guidelines and the adoption of the CHPS Criteria. This resolution states that the LBUSD would agree and adhere to the following:

- CHPS has developed comprehensive design criteria based on the latest available information on sustainable school design, construction, and operation.
- The LBUSD is interested in an integrated design approach that takes advantage of energy savings that become feasible when the interaction between separate building elements, such as windows, lighting, and mechanical systems are considered.
- The school should employ design, construction and operation strategies that minimize environmental impacts and operating costs, including energy and water efficiency.
- The principles and driving factors when considering materials and equipment for sustainable design includes the application of low-impact materials, energy efficiency, quality, durability, maintainability and lifecycle costs.
- Building or renovating a school provides a unique opportunity to move beyond standard designs to create school facilities and incorporate/apply substantial design guidelines to the extent feasible.
- Sustainable design reduces the impact to the environment by promoting responsible use of resources. It is environmentally friendly to the surrounding community and will positively impact the LBUSD and its constituents in the future.

PROJECT COMPLIANCE WITH REGULATIONS AND POLICIES

The proposed project would be required to adhere to applicable regulations and guidelines regarding construction and operation. In addition to compliance with the California Department of Education's requirements for site design and function, these regulations and guidelines include the following:

Any new laboratories constructed shall be equipped with proper venting equipment and operation of the proposed project shall comply with South Coast Air Quality Management District (SCAQMD) Rule 402.

Construction shall comply with the Migratory Bird Treaty Act to ensure that nesting bird surveys shall be conducted prior to the start of vegetation clearance that is scheduled to occur during nesting bird season (generally February 15 through September 15). Per the Migratory Bird Treaty Act requirements, a qualified biologist shall conduct a nest survey within one week of the start of construction involving vegetation clearance to ensure that no active nests are present. If an active nest is located, then the nest shall be flagged and construction within an appropriate buffer of the nest shall be postponed until the biologist has confirmed that the nest is no longer active.

In accordance with the provisions of CEQA Guidelines Section 15064.5, should artifacts be uncovered, construction activities shall be halted until such time as the archaeologist has cleared the site. Unidentified artifacts shall be preserved and identified in consultation with an appropriate jurisdictional agency.

Should construction activities uncover human remains during earth moving activities, the LBUSD would be required to implement the process specified by Section 7050.5 of the California Health and Safety Code, and all construction activities shall be halted until such time as the Los Angeles County Coroner has been able to clear the site.

All new structures shall be subject to state building and safety guidelines restrictions, and permit regulations, including the California Building Code and the California Department of Conservation, Divisions of Mines and Geology requirements, which are designed to address the risks associated with seismic ground shaking. The design of the proposed new buildings shall comply with the Field Act, which requires high standards of safety for school buildings through adherence to strict standards based on the California Building Code. As part of the proposed project's compliance with the Field Act, the design of the building would be reviewed and approved by the Division of the State Architect (DSA).

Since the proposed project is greater than one acre in size, the LBUSD's construction contractor shall prepare and comply with a Stormwater Pollution Prevention Plan (SWPPP), which would feature erosion control measures. In addition, the LBUSD's construction contractor shall comply with the Stormwater Construction Activities General Permit and obtain a National Pollution Discharge Elimination System (NPDES) permit. Erosion control and grading plans may include, but would not be limited to, the following:

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- Minimizing the extent of disturbed areas and duration of exposure;
- Stabilizing and protecting disturbed areas;
- Keeping runoff velocities low; and
- Retaining sediment within the construction area.
- Construction erosion control best management practices (BMPs) may include the following:
 - Temporary desilting basins;
 - Silt fences;
 - Gravel bag barriers;
 - Temporary soil stabilization with mattresses and mulching;
 - Temporary drainage inlet protection; and
 - Diversion dikes and interceptor swales.

The proposed project shall be designed and constructed pursuant to Title 24 of the California Building Standards Code, and other design guidelines established by the site-specific geotechnical study.

Due to the age of on-site structures, there is the potential for asbestos-containing material (ACM) and lead-based paint (LBP). A preconstruction survey shall be conducted to determine the presence of ACM and LBP. If present, all ACM and LBP shall be removed prior to the start of demolition in accordance with SCAQMD's practices for ACM (Rule 1403).⁵

The proposed project would implement Rule 403 dust control measures required by the SCAQMD, which would include the following:

- Water shall be applied to exposed surfaces at least two times per day to prevent generation of dust plumes.
- The construction contractor shall utilize at least one of the following measures at each vehicle egress from the project site to a paved public road:
 - Install a pad consisting of washed gravel maintained in clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long;
 - Utilize a wheel shaker/wheel spreading device consisting of raised dividers at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages; or
 - Install a wheel washing system to remove bulk material from tires and vehicle undercarriages.

⁵ SCAQMD. Rule 1403 - Asbestos Emissions From Demolition/Renovation Activities. Website: <http://www.arb.ca.gov/DRDB/SC/CURHTML/R1403.HTM>.

- All haul trucks hauling soil, sand, and other loose materials shall be covered (e.g., with tarps or other enclosures that would reduce fugitive dust emissions).
- Construction activity on exposed or unpaved dirt surfaces shall be suspended when wind speed exceeds 25 miles per hour (such as instantaneous gusts).
- Ground cover in disturbed areas shall be replaced in a timely fashion when work is completed in the area.
- Streets shall be swept at the end of the day if visible soil is carried onto adjacent public paved roads. If feasible, water sweepers with reclaimed water shall be used.

The LBUSD would coordinate with the City of Long Beach to develop a traffic management plan for any temporary lane closures. The traffic management plan would include the following requirements:

- Advanced signing on any affected roads, alerting motorists of roadway construction and increased construction vehicle movements; signing to alert motorists to temporary or limited access points to adjacent properties; and appropriate barricades.
- Temporary traffic cones/barricades, temporary striping, and delineators would be appropriately placed by the City in order to maintain one through lane in each direction during the morning and evening peak hours. Lane widths within these areas may be reduced.
- Traffic would be controlled during construction by adhering to the guidelines contained in the “California Manual on Uniform Traffic Control Devices.” These guidelines provide methods to minimize construction effects on traffic flow.
- Prior to construction, the construction contractor would provide written notification to the City of Long Beach regarding the schedule and duration of construction activities, and to identify alternative routes that may be used to avoid response delays.
- Construction activities requiring lane closures would be limited to outside morning and evening peak hours.

2.5 PROJECT PHASING AND CONSTRUCTION SCENARIO

2.5.1 PROJECT PHASING

The proposed project would implement the proposed campus master plan in approximately six phases. Funding is currently available to construct Phases 1, 2, and 4, which would begin in approximately January 2014 and end in the summer of 2020. The implementation of Phases 3, 5, and 6 would be dependent on the availability of funding. The funding for Phase 4 would be separate from the rest of the phases; however, this phase is included in the campus master plan and would be constructed as part of the proposed project. The proposed renovation of buildings would not include major exterior alterations, but primarily interior remodeling, with some replacement of roofing and/or heating, ventilation, and air

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conditioning (HVAC) equipment. Figure 2-4 illustrates the proposed master plan and Figure 2-5 shows the phased implementation of the master plan in approximately six phases.

Phase 1A would include the construction of interim housing on the existing baseball and athletic practice fields located on the southeastern portion of the project site from approximately January 2014 through August 2014. Interim housing would consist of a total of approximately 49 portable classrooms that would be used temporarily. Portable classrooms would be leased for the interim housing and would vary in size from 960 square feet to 1,440 square feet. In addition, approximately four relocatable restrooms would be leased for use in conjunction with the interim housing. Approximately six new tennis courts would be constructed during this phase. The interim housing would be occupied with students from approximately fall of 2014 through fall of 2020, and would be demolished or removed following the completion of Phase 2 construction activities. While the baseball and athletic practice fields are occupied with interim housing, school athletic teams would use other nearby LBUSD athletic facilities for practices and games. The baseball and athletic practice fields on the project site would be restored once the use of interim housing is complete.

Phase 1B would include the development of the northern portion of the project site from approximately July 2014 to June 2016. Phase 1B would include the new construction of the Cafeteria, two classroom buildings and approximately 137 parking spaces.

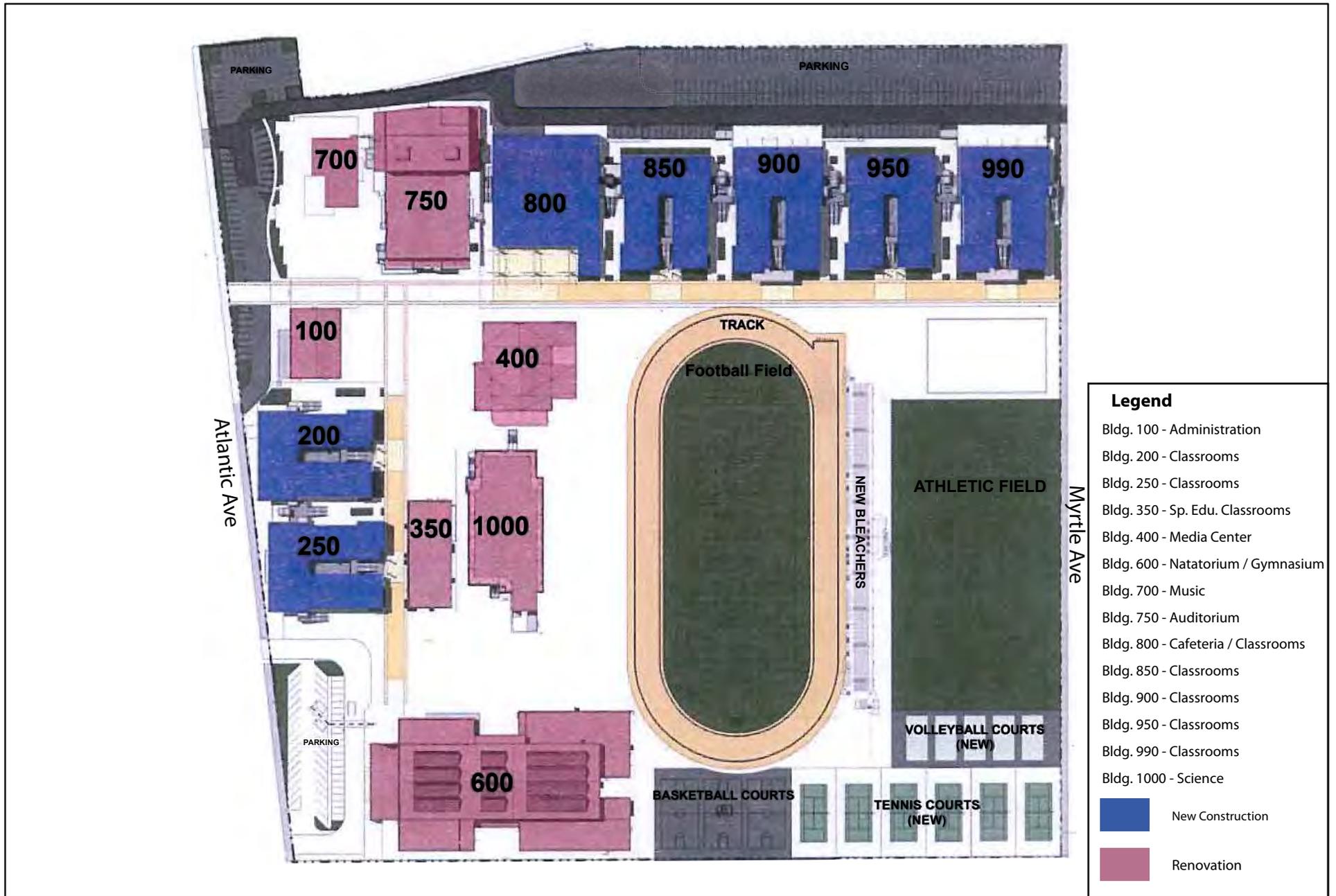
Phase 1C would develop the northern portion of the project site from approximately July 2016 to June 2018, and would include the new construction of two new classroom buildings and 91 parking spaces.

Phase 2 would include the development of the western portion of the project site from approximately June 2016 through June 2020. Phase 2A would include the renovation/interior remodeling of the Administration Building, Media Center, and Band Building, and construction of parking from approximately June 2016 through August 2016. Phase 2B would include the new construction of two new classroom buildings and renovation/interior remodeling of the Special Education classrooms from approximately July 2018 through June 2020.

Phase 3 would include the renovation/interior remodeling of the Science Building.

Phase 4 would include modernization of the auditorium on the northern portion of the project site. Implementation of Phase 4 would occur from approximately July 2016 through December 2017, which would overlap with the construction schedule for Phase 1C.

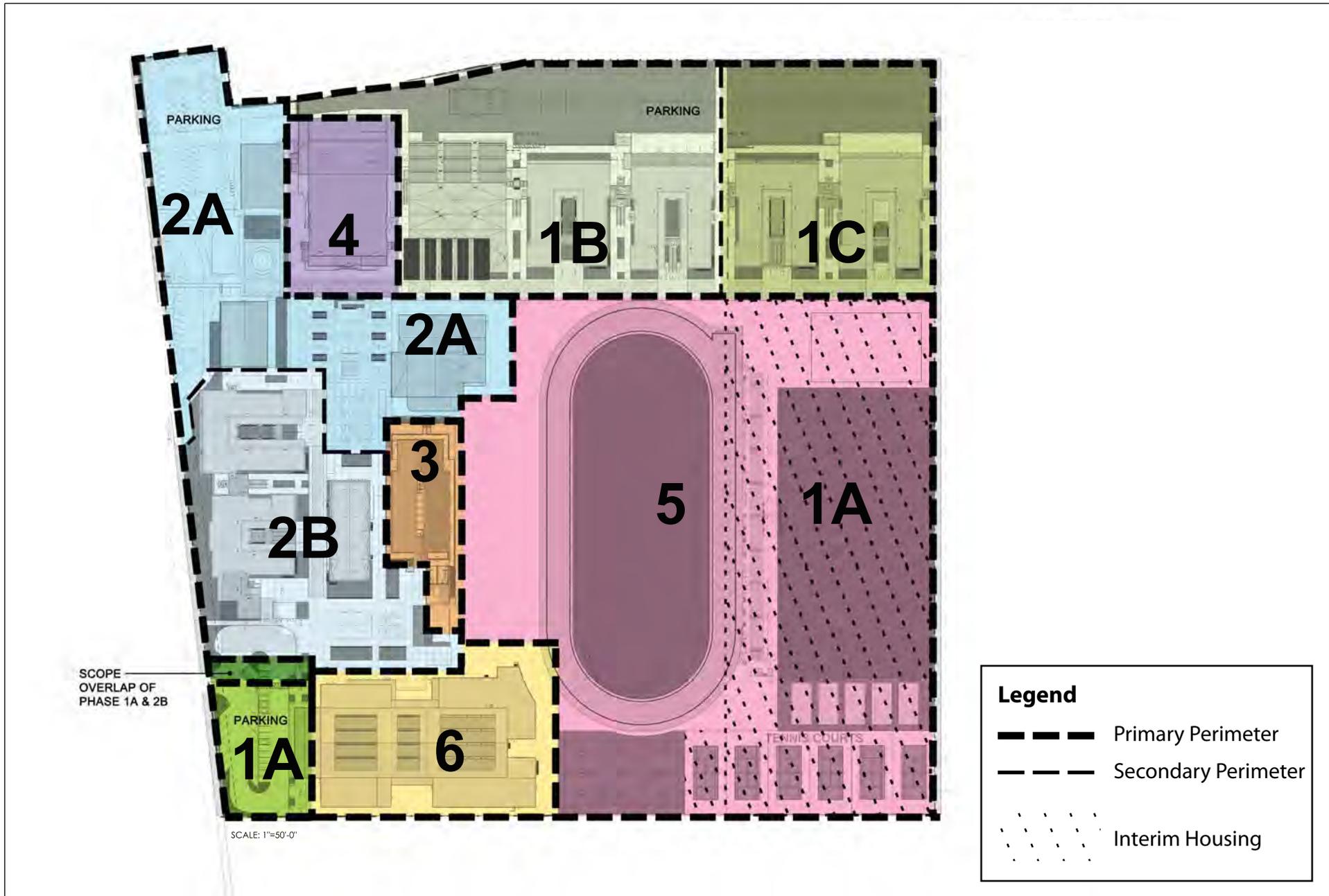
Phase 5 would reconfigure the athletic fields, bleachers, hard court area, and play fields. Lastly, Phase 6 would renovate/remodel the Gymnasium and Natatorium (pool) Buildings. The existing track and



Source: LBUSD 2013


 Not to Scale

Figure 2-4
Proposed Master Plan



Source: ESRI 2011


 Not to Scale

Figure 2-5
Project Phasing Plan

football field would be demolished and reconstructed to accommodate a new six-lane running track. The existing volleyball and basketball courts would remain in place.

As previously discussed, the implementation of Phases 3, 5, and 6 would be dependent on the availability of funding. Construction of these phases would begin in approximately 2020 and be completed over several years as funding becomes available.

As shown in Figure 2-6, approximately 10 permanent buildings would be demolished with the proposed project. The full buildout would include the renovation/interior remodeling of approximately 213,000 square feet of existing building space and the construction of approximately 240,000 square feet of new building space. At full buildout, the project site would consist of approximately 453,000 square feet of total building space. All existing and leased portables would be demolished or removed from the project site at the completion of the proposed project. No increase in student enrollment is anticipated and total capacity of the school site would be 3,870 students at project buildout.

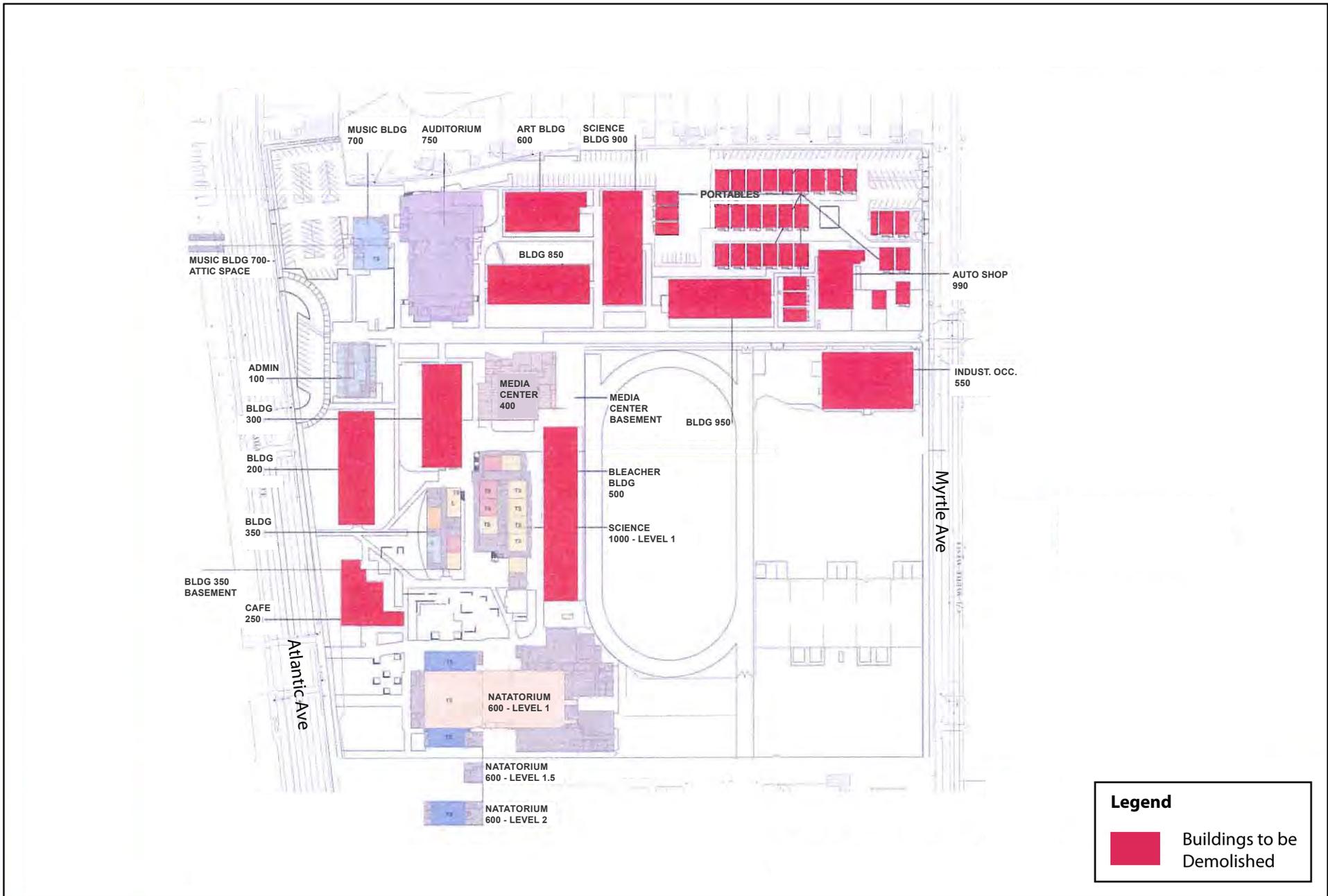
Although the overall square footage on the campus would increase, the additional square footage would account for laboratories and other ancillary facilities. Land uses on the project site would not change and the proposed project would not result in an expansion of uses. All phases of the proposed project would be contained within the existing boundaries of the school site.

Additional parking would be constructed within the northern portion of the project site, and the student drop-off and parking area, including 80 parking spaces, along Atlantic Avenue would be reconfigured. Site walkways and restrooms would be upgraded for accessibility. Several landscape trees on the project site would require removal and/or relocation with the proposed project. However, the removed trees are not known to be protected. New landscape trees are proposed near the classroom buildings and parking areas. The species and maturity of the trees were selected in accordance with the LBUSD's approved tree list.

No new buildings constructed would be over two stories in height and no additional levels would be added to any existing buildings that would remain in place. In addition, lighting on the project site would remain similar to existing conditions.

2.5.2 CONSTRUCTION SCENARIO

As previously discussed, construction of the proposed project would occur in approximately six phases (see Figure 2-4). Students would remain on campus during the construction period and interim housing consisting of portable classrooms would be provided. Construction of Phases 1, 2, and 4 are anticipated to begin in January 2014 and end in the fall of 2020. Following the construction of Phases 1, 2, and 4, the construction of Phases 3, 5, and 6 would occur over the next several years starting from approximately 2020, subject to the availability of funding. At the start of the construction period, at least eight-foot-tall fencing and screening would be installed at the perimeter of the project site to limit views of construction activities. In addition to demolition activities and hauling, it is anticipated that minor site grading would



Source: LBUSD 2013

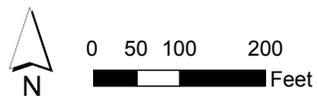


Figure 2-6
Buildings / Portables to be Demolished

Jordan High School Major Renovation Project

be required for the areas where new buildings would be constructed. The proposed renovation of buildings would not include major exterior alterations, but primarily interior remodeling, with some replacement of roofing and/or HVAC equipment. The construction of the proposed project is expected to remain within the boundaries of the project site.

The installation of stone columns would be required with the foundations of new buildings constructed during phases 1B, 1C, and 2B, due to the presence of some sandy soils and a liquefaction zone on a portion of the project site. Each stone column would be approximately three feet in diameter and would be drilled approximately 35 feet into the ground in an eight foot on center grid (rectangular pattern) within the entire building footprint. In some cases, a compaction grouting process (displacing and compacting the soil) would be utilized instead of the installation of stone columns.

Proposed project construction activities would take place in accordance with the City of Long Beach Municipal Code Section 8.80.202, which allows construction activities to occur between 7:00 a.m. and 7:00 p.m. on weekdays and between 9:00 a.m. and 6:00 p.m. on Saturdays. Construction activities are prohibited to occur on Sundays.

2.6 INTENDED USES OF THE EIR

An EIR is a public document used by a public agency to analyze the significant environmental effects of a proposed project, to identify alternatives, and to disclose possible ways to reduce or avoid environmental damage (CEQA Guidelines Section 15121). As an informational document, an EIR does not advocate for or against approving a project. The main purpose of an EIR is to inform governmental decision makers and the public about potential environmental impacts of the project. This EIR will be used by the LBUSD, as the lead agency under CEQA, in making decisions with regard to the adoption of the proposed project and the subsequent construction and development of the proposed project described above.

2.7 PROJECT APPROVALS REQUIRED

The LBUSD is the lead agency pursuant to CEQA Guidelines section 15367. This EIR will be used by the LBUSD as a decision-making tool for approval of the proposed project and related permits and approvals. Anticipated approvals or permits for the proposed project include, but are not limited to, the following:

- Long Beach Unified School District (adoption of the environmental document and approval of the project)
- Division of State Architect (approval of construction drawings for Structural, Fire, Life & Safety, and Accessibility compliance)
- Department of Toxic Substances Control (Determination of “No Further Action”)

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- Los Angeles Regional Water Quality Control Board, Region 4 (National Pollutant Discharge Elimination System permit, issuance of waste discharge requirement, construction storm water runoff permits)
- City of Long Beach Fire Department (approval of site plan emergency access)