

## NOTICE OF PREPARATION

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

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

The Glendale Community College District (GCCD) is the Lead Agency under the California Environmental Quality Act (CEQA) in the preparation of the Environmental Impact Report (EIR) for the Project identified below. The Lead Agency has prepared this Notice of Preparation (NOP) for the EIR 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:** Glendale Community College 2019 Facilities Master Plan Update to the 2015 Master Plan

**AGENCIES:** GCCD 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:** GCCD requests your comments and concerns regarding the environmental issues associated with implementation of the 2019 Facilities Master Plan Update, including construction and operation.

**PROJECT LOCATION:** The three GCCD campuses are located in the greater-Glendale community, near regional transportation routes including State Route 2, which connects to Interstate Highway 5 and 210 and State Route 134. The GCCD service area encompasses urban and suburban zones, including long established areas that are rich in historically significant architecture and rapidly evolving, vibrant commercial centers. The three campuses are located in very different neighborhoods, as outlined below.

**Verdugo Campus:** The historic Verdugo Campus is located at 1500 North Verdugo Road in the City of Glendale, California, 91208. The Verdugo Campus is built on the terraced hillside of the San Rafael Hills in Verdugo Canyon. The campus boundaries are defined to the east by State Route 2, the Glendale Freeway, to the south by Mountain Avenue, and to the west by Verdugo Road. The Verdugo Campus consists of 100 acres and is surrounded by residential land uses, small businesses, schools, parks, and churches.

**Garfield Campus:** The Garfield Campus is located at 1122 Garfield Avenue, Glendale, California 91205, and sits in an urban neighborhood not far from Glendale's bustling commercial center. The Garfield Campus is situated on a fairly level site within a dense, low-rise urban neighborhood consisting of mixed land uses, including single- and multi-family residences, retail and office commercial buildings, churches, and schools. The surrounding streets tend to be busy with vehicular and pedestrian traffic. The boundaries of the Garfield campus are South Adams Street on the west, East Garfield Avenue on the north, and the boundaries of the parking lot to the east and south.

**Montrose Campus:** The Montrose Campus is located at 2340 Honolulu Avenue, Montrose, California 91020, in the town center of Montrose and in close proximity to the SR-2 Glendale Freeway and Interstate Highway 210. The Montrose Campus sits on the main street of Montrose's walkable town center, among neighborhood shops and restaurants. The Montrose campus includes the building at 2340 Honolulu Avenue, also known as the Professional Development Center (PDC), as well as the parking lot behind the building.

**PROJECT DESCRIPTION:** The 2019 Facilities Master Plan Update to the 2015 Master Plan is a long-range plan for the development of facilities to support GCCD's vision, mission, and goals. In 2015, the District prepared the GCCD 2015 Facilities Master Plan to reflect GCCD's projected instructional and programmatic needs. The 2015 GCCD Master Plan outlines capital improvements through 2025 and proposes construction of new buildings, renovation, modernization and additions to existing facilities, demolition of existing buildings, and landscaping enhancements. Improvements are intended to update existing technological and program services to meet increasing needs of students and faculty. The 2019 Facilities Master Plan Update plans for expansion of instructional space, acquiring land to expand the Garfield Campus, expansion of the Montrose Campus, and various other campus upgrades in addition to what was included in the 2015 GCCD Master Plan. It recommends site and facilities improvements for three GCCD sites: the historic Verdugo Campus, the Garfield Campus, and the Professional Development Center. It addresses the growth in enrollment anticipated over the next decade. It describes college development strategies to support the Strategic Goals of the GCCD Educational Master Plan and the 2013 Garfield Campus Master Plan and positions GCCD to maximize funding and partnership opportunities. The Proposed Project includes elements listed in both the 2015 GCCD

Master Plan and the 2019 Facilities Master Plan Update that are not currently underway or have not already been completed. An overview of the Project updates for the three campuses is provided below:

**Verdugo Campus:** The GCCD 2019 Facilities Master Plan Verdugo Campus improvements would result in 228,853 square feet of renovation, 52,443 square feet of new construction, and 170,387 square feet of demolition. In addition, the Proposed Projects at the Verdugo Campus would add 650 parking spaces to the campus.

**Garfield Campus:** The GCCD 2019 Facilities Master Plan Update Garfield Campus improvements would result in 43,090 square feet of renovation.

**Montrose Campus:** The GCCD 2019 Facilities Master Plan Update Montrose Campus improvements would result in 21,559 square feet of renovation and 17,611 square feet of new construction. In addition, the Proposed Projects at the Montrose Campus would add up to approximately 100 parking spaces to the campus.

**POTENTIAL ENVIRONMENTAL EFFECTS:** GCCD has prepared an Initial Study (IS) that describes the potential environmental effects of the Proposed Project. Based on the conclusions of the Initial Study, it has been determined that an EIR is the appropriate level of environmental documentation. The EIR will include the provision of alternatives.

**PUBLIC REVIEW PERIOD:** GCCD has determined to make this NOP and Initial Study available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). *GCCD will accept written comments for the NOP and Initial Study between July 13, 2020 and August 12, 2020.*

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

Susan Courtney, Director, Business Services  
Glendale Community College  
1500 N Verdugo Road  
Glendale, CA 91208

Your comments may also be sent by FAX to (818) 551-5289 or by email to [susan@glendale.edu](mailto:susan@glendale.edu) and include “2019 Facilities Master Plan Update” in the subject line.

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

- Glendale Community College Verdugo Campus Administration Building

In addition, the NOP/IS is available online at the GCCD website <http://www.glendale.edu/boardoftrustees>.