CHAPTER 1
SUMMARY

1.1 INTRODUCTION

The North Orange County Community College District (District) has prepared this Draft Environmental Impact Report (EIR) to provide the public and responsible agencies information about the potential adverse effects on the local and regional environment associated with implementation of the Cypress College Facilities Master Plan (proposed project). This Draft EIR has been prepared pursuant to the California Environmental Quality Act (CEQA) of 1970 (as amended), codified at California Public Resources Code Section 21000 et seq., and the CEQA Guidelines in the California Code of Regulations, Title 14, Section 15000 et seq.

The Draft EIR is subject to a minimum 45-day public review period by responsible agencies and interested parties. Agency and public comments on the adequacy of the Draft EIR and the lead agency's compliance with CEQA may be submitted to the District as lead agency, in writing, prior to the end of the public review period. Publication of the Draft EIR marks the beginning of a 45-day public review period, during which written comments may be submitted to:

Mr. Richard Williams
District Director, Facilities Planning and Construction
North Orange County Community College District
1830A West Romneya Drive
Anaheim, California 92801-1819

Following the public review period, the District will prepare a Final EIR, which will include responses to all written comments received during the Draft EIR public review period. The District's Board may use this Draft EIR to consider approval of the proposed project, make Findings regarding identified impacts, and if necessary, adopt a Statement of Overriding Considerations regarding these impacts.

1.2 BACKGROUND

Cypress College is generally bound by Lincoln Avenue to the north, Holder Street to the east, Orange Avenue to the south, and Valley View Street to the west. Approximately 138,000 assignable square feet (ASF) of new academic, auxiliary, and recreational uses would be constructed as part of the proposed project, which also includes the increase in square footage due to the expansion of existing buildings. The proposed project would involve the demolition of approximately 56,561 ASF of existing buildings and facilities. Approximately 1,100 net parking spaces would be created from construction of a new parking structure and reconfiguration of existing lots. Parking Lots 1 through 9 will be reconfigured with 90-degree parking stalls to

increase efficiency; entries/exits for all parking lots will be reconfigured to improve visibility and traffic flow; pedestrian walkways, crosswalks, and connections will be incorporated for pedestrian safety; clear and directional wayfinding signage will be provided; and options for photovoltaic canopy-covered parking lots to increase shade and reduce heat island effect will be included. Chapter 3 of the Program EIR includes a detailed project description.

1.3 PROJECT LOCATION

Cypress College occupies an approximately 110-acre site in the City of Cypress (City) in northern Orange County. The City is surrounded by La Palma to the north; Buena Park to the north and east; Anaheim and Stanton to the east; Garden Grove and Los Alamitos to the south; and Hawaiian Gardens, Long Beach, and Lakewood to the west. Specifically, Cypress College is bounded by housing and commercial uses to the north, Holder Street to the east, Orange Avenue and the Orange County Transportation Authority railway corridor to the south, and Valley View Street to the west. A new residential and commercial development is located between Lincoln Avenue and the northern boundary of a university parking lot (labeled Lot 9). East and south of the campus are existing residential developments. Holder Elementary School is directly southeast of the campus across the intersection of Holder Street and Orange Avenue. West of the campus is residential development, commercial development, and Wisdom Mission School.

1.4 PROJECT OBJECTIVES

The proposed project's objectives include goals to:

- Update and modernize existing building space to meet the District's instructional needs.
- Construct new buildings to meet current and future instructional needs and the District's academic mission.
- Accommodate growth in the student body over the planning horizon.
- Expand veterans' facilities and services to train and retrain veterans as they transition into the civilian workforce.
- Implement health and safety repairs, energy-efficient enhancements, water conservation, American with Disabilities Act (ADA) access, building security, National Fire Protection Associations Life Safety Code requirement upgrades, mass communication system, lock-down capabilities, and other needed facility renovations.

1.5 PROJECT DESCRIPTION

This section describes the various program- and project-level components of the proposed project evaluated in this Program EIR. Specific components include buildings and facilities and

site improvements. Based on the information contained in the Facilities Master Plan, some elements (identified below) would be assessed at the program level because specific project details are not known at this time. Other proposed project elements (identified below) have detailed information available and would receive project-level assessment.

The proposed project involves demolition of certain existing buildings, renovation of existing buildings, construction and eventual operation of new buildings and campus facilities, and site improvements.

1.5.1 New Construction

Project Level

SEM Building, Immersive Digital Classroom, Viewing Platform, Incineration Enclosure

The proposed location for these improvements is on the north side of campus to the east of the existing Science, Engineering, and Mathematics (SEM) building. The old SEM building would serve as swing space. The new SEM building would be 106,023 ASF and would include laboratories, classrooms, an incineration enclosure, staff offices, and support spaces. The new SEM building would incorporate the proposed immersive digital classroom into the structure. The immersive digital classroom would have a domed ceiling, which could function as a planetarium for Cypress College students. A viewing platform would be constructed along the roof of the SEM building for multiple telescopes or for a single small observatory.

The incineration enclosure is a piece of equipment requested by the Department of Mortuary Science, which would meet the educational program requirements for the Baccalaureate Program. In addition, the equipment would also provide on-campus service currently provided by third-party vendors. The proposed equipment would be located in the new SEM building. The Department of Mortuary Science would use the incineration enclosure to prepare animal remains. The incineration enclosure would also be used by the biology program to dispose of animal samples used in the biology laboratories (fetal pigs and cow brains). The incineration enclosure would not be used for human remains (Fee, pers. comm. 2016).

Veterans' Resource Center/Student Activities Center

This would be an 11,442 ASF addition to the north of the Student Activities Center. The addition would specifically serve veterans and would include a counseling center to provide assistance to the veterans as they transition into civilian lifestyles (District 2016a) and would provide ADA-accessible restrooms. A 1,500-square-foot Veteran's Memorial Plaza would span the central pond from the Veterans' Resource Center. In addition to the expansion, renovations to the Student Activities Center would include expanded student study areas, an expanded cyber

cafe, an expanded recreational area, a new reception area, an elevator, a staircase, a conference room, and additional offices for both the veterans and the general student population.

Library and Learning Resource Center

This would be a 10,000-square-foot, one-story addition to the south side of the existing Library and Learning Resource Center on the lower level of the building. This is anticipated to be the future location of the Student Success Center, which will provide an expanded space for the much-needed computer lab and for students to gather, collaborate, exchange ideas, receive tutoring, and work in small groups.

Baseball Clubhouse

The proposed one-story, 1,001 ASF Baseball Clubhouse would be a new modular structure with restrooms to replace the current 791 ASF field house, which is over 20 years old and is not approved by the Division of the State Architect. The new Baseball Clubhouse building would be located adjacent to the existing field house. The existing field house would serve as swing space during construction of the new Baseball Clubhouse. After construction of the new Baseball Clubhouse is completed, the existing field house would be demolished.

Program Level

Lot 7 Parking Structure

The proposed project would consist of a new multilevel parking structure planned for a location in Lot 7. This project would likely not occur until the end of the 10-year planning horizon. Because details of the parking structure's exact footprint, height, design, and access points are not yet known, this element will be assessed at a programmatic level. Subsequent CEQA review would be required once more detailed information is known to determine whether a subsequent CEQA document (addendum or mitigated negative declaration) is required.

1.5.2 Renovation

Project Level

Due to the age and condition of the existing buildings, the Facilities Master Plan emphasizes renovation and modernization of existing facilities. The goals of the proposed renovations are to maximize educational space and improve efficiency/utilization of existing facilities. Building renovations could include new energy-efficient lighting; ceilings; paint; flooring; casework; elevators; ADA access; ADA-compliant restrooms; stairwells; and heating, ventilation, and air conditioning (HVAC) systems. Renovations could also include the replacement of the original concrete stairwells of the Fine Arts building; Technical Education buildings 1, 2, and 3; the

Student Activities Center; the Gymnasium 2 building; and the Business Education building. Stairwells would be replaced with helical-lattice steel and glass structures that extend above the roofline, similar to the Humanities building stairwell. In some cases, interior walls could be removed or modified. The following renovations are proposed and would be addressed at the project level.

Fine Arts Building

The Fine Arts building is located in the northern region of the campus, south of Lot 8 and the Humanities lecture hall building. Upon renovation, the building would continue to support programs associated with the Fine Arts Division, including Art, Art Computer Graphics, Dance, Journalism, Music, Photography, Theater, and Multimedia (District 2011). Renovations would include activating 5,378 ASF of inactivated space to support program needs; reconfiguring performance, rehearsal, and recording spaces; providing acoustic separations between spaces; upgrading technology infrastructure; upgrading building systems, such as mechanical, electrical, plumbing, and structural; increasing restroom capacity to meet current codes; and upgrading access throughout the building to meet current ADA code compliance.

Humanities Lecture Hall

The Humanities lecture hall building is located in the northern portion of campus, south of Lot 8, and north of the Fine Arts building and existing SEM building. Upon renovation, the building would continue to provide lecture space for Humanities courses. Renovations would include the reconfiguration of 4,328 ASF of existing space to provide ADA-compliant access, a new elevator, the reconfiguration of existing classrooms to provide additional classrooms with the appropriate number of seats for large lectures, and technology infrastructure upgrades. The construction of the new elevator and other ADA-compliant access features could result in minor expansion of the Humanities lecture hall building.

Gymnasiums 1 and 2 and New Restroom

Gymnasiums 1 and 2 are located in the center of campus, west of Lots 5 and 7, and east of the Student Activities Center and the Technical Education 2 building. Gymnasium 1 and Gymnasium 2 currently support the Physical Education Division and 14 intercollegiate teams (District 2016b). Renovations would include restoration of and modifications to the existing 50-year-old building; replacement of roofing to address leaking; upgrades and improvements to the gym flooring, seating/bleachers, ceilings, and lighting; technology infrastructure upgrades; modifications to provide ADA compliance (including an elevator); and construction of a new, stand-alone restroom building to meet the demands of the occupancy loads of events held at the gymnasiums.

Technical Education Buildings 1, 2, and 3

These buildings are located in the southern portion of campus, north of Lot 4, east of Lot 1, and south of the pool, Student Activities Center, and bookstore. Upon renovation of the buildings, they would continue to provide lecture and laboratory space for and support the departments associated with the Career Technical Education Division, including Automotive Technology; Automotive Collision Repair; Air Conditioning and Refrigeration; Airline and Travel Careers; Aviation; Marine Service Technician; and Administration of Justice (District 2011). Renovations would include fire alarm access to comply with ADA requirements, improvements in classroom capacity to meet present and future educational program growth, and technology infrastructure upgrades.

Business Education

The Business Education building is located east of Lot 1, west of the bookstore and Technical Education building 1, and south of the Theater Arts building. The Business Education building provides classrooms and laboratory space in support of the Business and Computer Information Systems Division (District 2016b). Renovations would include modifications to existing classroom space to create multidisciplinary instructional space, modifications to existing classroom space to create hybrid and flexible classroom and lab spaces, modifications to provide ADA-compliant access, and technology infrastructure upgrades.

Mass Communication/Security Upgrades

This would involve fire alarm system upgrades and the installation of access-control door hardware, automatic lock-down systems, security cameras, and mass communication systems. These mass communication/security upgrades would occur for all buildings on campus.

Aquatics Center

The pool and diving complex is located south of the Student Activities Center, east of the Technical Education 1 building, north of the Technical Education 2 building, and west of the Gymnasium 2 building. Renovations would involve the reconfiguration of the current pool and diving complex from its current L shape into a rectangular footprint. In addition, the renovation will include deck and facility upgrades, including greater accessibility, in order to provide a high-quality, competitive complex to host conference and other competition events.

1.5.3 Demolition

Project Level

The following facilities would be removed as part of implementation of the Facilities Master Plan and would be assessed at the project level.

Existing SEM Building

The existing SEM building, constructed in 1972, is located south of the Humanities building and west of Lot 7. The existing SEM building would be retained for swing space throughout the duration of the renovations and construction. After renovations and construction are completed, an assessment will be done to decide if the building may be demolished.

Baseball Storage/Clubhouse (Building 25)

The existing building is over 20 years old. It was originally designed as a storage building, but has since been in operation for student and office use by the Athletics Department.

Temporary Modular Restrooms (Building 38)

The temporary modular restrooms are located in Lot 7, west of the baseball field, and east of the Library and Learning Resource Center. The building is 31 years old. These restrooms will be replaced in the future with a permanent restroom facility when the realignment of the athletic fields takes place.

1.5.4 Site Improvement Elements

Various site improvement elements are included in the Facilities Master Plan and would be assessed at the project level. These include reconfigured parking spaces along the loop road, reconfigured parking spaces in Lots 1 through 9, new signage at campus entryways, clear and safe vehicular drop-offs, and creation of more outdoor gathering spaces for students.

1.5.4.1 Parking/Vehicular Entry Improvements

Primary vehicular circulation is a one-way counterclockwise loop road with parallel parking at the perimeter of the loop and parking lots surrounding the campus core. There are three entries to the campus: west from Valley View Street, east from Holder Street, and south from Orange Avenue. There is a traffic hazard posed by vehicles turning left into the campus from Valley View Street and from cars exiting Lot 1 and turning back out to Valley View Street rather than continuing around the campus loop. There is also a hazard created by the parallel parking along

College Circle Drive with drivers exiting their cars near oncoming vehicles. The campus allows open access to bicycles and skateboards.

1.5.4.2 Pedestrian Circulation

The original design of Cypress College was based on the concept of a "bi-level" campus. The upper circulation level/elevated walkway network, called the "Piazza," was designed to separate cars and pedestrians. Roughly half of the Piazza functions as the roof of campus buildings. The upper level became the main pedestrian circulation for the college and most of the buildings were designed with their main entrance at the Piazza level. The Facilities Master Plan aims to address some of the problems of the Piazza, including providing amenities that encourage socializing—tables, chairs, benches, movable planters, and mobile coffee and food carts. The creation of areas with shade would also encourage greater use of the Piazza. Lighting for the dark corridors under the Piazza would promote a sense of safety. Open air, exterior stairs need attention to address areas of structural failure and encourage better wayfinding.

Issues with pedestrian circulation include sidewalks along College Circle Drive that are not continuous, no direct connection between the bus stops on Lincoln Avenue and the campus, and students jaywalking from Lot 9 across College Circle Drive. The Facilities Master Plan aims to define clear and safe vehicular movement and drop-off points, improve pedestrian circulation and connections throughout the campus, and link the central campus to the north and south areas. All renovations and construction will address ADA compliance as part of the project design.

1.5.4.3 Infrastructure Improvements

The new restroom facility in Gymnasiums 1 and 2 and the new SEM building will require sewer, water, storm, gas, and electrical utilities. The upgrades from the thermal energy storage tank will tie in to the existing utility infrastructure, which would accommodate and support these planned upgrades and modifications. New utility lines would connect to the existing infrastructure. The existing HVAC infrastructure will be modified to connect all chilled and condensing water to the existing central plant and the thermal energy storage tank. The new pipelines would extend from the existing cooling towers on the north side of campus to the cogeneration plant behind the Student Activities Center and to the thermal energy storage tank behind the Theater Arts building. Solar-panel carports could be installed in the maintenance yard and Lot 2 to power vehicle-charging stations and to serve an educational purpose as part of the science and auto technology improvement programs.

At Cypress College, water conservation efforts include reducing the time on all irrigation clocks by approximately 25%. Additionally, the campus has turned off the irrigation on several lawn areas of the campus to convert to native plants with low water tolerance. The campus plans to install a centralized irrigation control system that will help further reduce and manage water consumption.

1.6 PROJECT CONSTRUCTION

It is anticipated that the planning, design, and construction of the proposed project's facilities would occur in three phases over a 10-year period.

Various construction projects would occur in each of the phases, including construction of academic buildings, site improvements, and parking facilities, as well as demolition of existing structures. Construction is further broken down into sub-phases for each phase depending on the type of development: demolition, grading, building construction, paving, and architectural coating. Because of soil conditions and high water table of the campus, cast-in-drilled-hole caissons would be used during the construction of the proposed facilities. A variety of equipment is used during each sub-phase of construction, such as excavators, crawler tractors, loaders, forklifts, pavers, and air compressors. Construction would be performed by qualified contractors and contract documents.

1.7 SUMMARY OF IMPACTS

Table 1-1 presents a summary of the environmental impacts that could result from the proposed project, proposed mitigation measures, and the level of significance of the impact after the implementation of the mitigation measures.

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Aesthetics			
Would the project have a substantial adverse effect on a scenic vista?	NA*	NA	NA
Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	NA	NA	NA
Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	Potentially significant	**MM-CUL-1** Prior to the start of new construction, additions, renovations, or site improvements within or adjacent to the potential Cypress College Historic District, construction and design plans shall be reviewed for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically, the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995). Proposed Americans with Disabilities Act (ADA)-compliance work should reference both the "Accessibility Considerations" section of the Rehabilitation Guidelines and National Park Service (NPS) Preservation Brief 32, Making Historic Properties Accessible (Jester and Park 1993), to ensure that ADA-compliance work minimizes changes to historic materials and features. Prior to approval, plans for new construction and/or renovation shall be reviewed for conformance with the standards by a qualified architectural historian or historic preservation specialist who meets the Secretary of the Interior's Professional Qualification Standards for architectural history (36 CFR Part 61).	Less than significant

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Potentially significant	**MM-AES-1** New sources of exterior lighting shall be shielded and directed downward to avoid light spillover onto adjacent properties. Lighting shall also be of the minimum required intensity to provide for safety and security purposes. Nighttime operation of new sources of lighting shall be consistent with that of existing lighting sources on campus and shall consider potential effects to nighttime views of adjacent motorists and nearby residents. Interior lighting shall be turned off when not in operation or operated in the lowest possible setting. **MM-AES-2** The use of reflective building materials shall be minimized to the extent practicable. Building materials shall be consistent with the visual character of existing and planned campus facilities and with the overall character of the Cypress College campus. **MM-AES-3** The District shall prepare a photometric study for the proposed Lot 7 Parking Structure to ensure that off-campus residential land uses are not subjected to unnecessary light spillover and trespass. A detailed lighting plan shall be developed for the parking structure and utilized by a qualified photometric specialist to prepare the photometric study. If potential light spillover is identified, then appropriate measures including but not limited to use of lower intensity lamps shall be considered to avoid unnecessary light spillover and trespass at off-campus residential land uses.	Less than significant

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project have a cumulative effect on aesthetic resources?	Potentially significant	MM-CUL-1, MM-AES-1 through MM-AES-3	Less than significant
Air Quality			
Would the project conflict with or obstruct implementation of the applicable air quality plan?	Less than significant	None	Less than significant
Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Potentially significant	**MM-AQ-1** The following measures shall be adhered to during the architectural coating phases of project construction to reduce volatile organic compound (VOC) emissions from activities during Phases 1 and 2: a) The North Orange County Community College District (District) shall procure architectural coatings from a supplier in compliance with the requirements of South Coast Air Quality Management District (SCAQMD) Rule 1113 (Architectural Coatings). b) The maximum VOC content of exterior coatings shall be limited to 100 grams per liter (g/L) for the Science, Engineering, and Mathematics (SEM) building, Expansion of the Veterans' Resource Center, Library/ and Learning Resource Center Expansion, and Veteran's Memorial Plaza Construction. c) The architectural coating phase of the Aquatic Center shall occur over a 10-day duration, or the coating application rate shall be limited to 3,410 square feet a day. The maximum VOC content of exterior coatings shall be limited to 100 g/L. d) The architectural coating phase of the Fine	Less than significant

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Arts building renovation shall occur over a 20-day duration, or the coating application rate shall be limited to 5,007 square feet a day. e) The architectural coating phase of the Humanities building renovation shall occur over a 20-day duration, or the coating application rate shall be limited to 6,906 square feet a day. f) The architectural coating phase of the Student Activities Center expansion shall occur over a 10-day duration, or the coating application rate shall be limited to 5,731 square feet a day. **MM-AQ-2** Consistent with SCAQMD Rule 403, it is required that fugitive dust generated by grading and construction activities be kept to a minimum, with a goal of retaining dust on the site, by following the dust control measures listed as follows: a) During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. b) During construction, water truck or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas later in the morning, after work is completed	

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		for the day, and whenever winds exceed 15 miles per hour (mph). c) Soil stockpiled for more than 2 days shall be covered, kept moist, or treated with soil binders to prevent dust generation. d) Speeds on unpaved roads shall be reduced to less than 15 mph. e) All grading and excavation operations shall be halted when wind speeds exceed 25 mph. f) Dirt and debris spilled onto paved surfaces at the project site and on the adjacent roadways shall be swept, vacuumed, and/or washed at the end of each workday. g) Should minor import/export of soil materials be required, all trucks hauling dirt, sand, soil, or other loose material to and from the construction site shall be tarped and maintain a minimum 2 feet of freeboard. h) At a minimum, at each vehicle egress from the project site to a paved public road, a pad shall be installed consisting of washed gravel (minimum size: 1 inch) maintained in a clean condition to a depth of at least 6 inches and extending to a width of at least 30 feet and a length of at least 50 feet (or as otherwise directed by SCAQMD) to reduce trackout and carryout onto public roads. i) Review and comply with any additional requirements of SCAQMD Rule 403.	
Would the project result in a cumulatively considerable new increase of any criteria pollutant for which the	See below (Threshold 6)	See below.	See below.

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project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative threshold emissions which exceed quantitative thresholds for ozone precursors)?			
Would the project expose sensitive receptors to substantial pollutant concentrations?	Less than significant	**MM-AQ-3** As part of the permit process, the SCAQMD will evaluate compliance of the incineration enclosure with Rule 1401, New Source Review of Toxic Air Contaminants. The proposed incineration enclosure would be required to apply best available control technology for toxics (T-BACT) prior to operation. Under Rule 1401, permits to operate may not be issued when a maximum incremental cancer risk greater than 10 in 1 million with application of T-BACT, or a health hazard index (chronic and acute) greater than 1.0 (SCAQMD 2010), exists. T-BACT will be determined on a case-by-case basis.	Less than significant
Would the project create objectionable odors affecting a substantial number of people?	Less than significant	None	Less than significant
Would the project have a cumulative effect on air quality resources?	Potentially significant	MM-AQ-1 through MM-AQ-3	Less than significant
Cultural Resources			
Would the project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	Potentially significant	**MM-CUL-1** Prior to the start of new construction, additions, renovations, or site improvements within or adjacent to the potential Cypress College Historic District, construction and design plans shall be reviewed for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically,	Significant

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Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995). Proposed Americans with Disabilities Act (ADA)-compliance work should reference both the "Accessibility Considerations" section of the Rehabilitation Guidelines and National Park Service (NPS) Preservation Brief 32, Making Historic Properties Accessible (Jester and Park 1993), to ensure that ADA-compliance work minimizes changes to historic materials and features. Prior to approval, plans for new construction and/or renovation shall be reviewed for conformance with the standards by a qualified architectural historian or historic preservation specialist who meets the Secretary of the Interior's Professional Qualification Standards for architectural history (36 CFR Part 61). **MM-CUL-2** Prior to replacement of the concrete stairwells on the Fine Arts; Technical Education 1, 2, and 3; Student Activities Center; Gymnasium II; and the Business Education buildings, and prior to demolition of the existing Science, Engineering, and Math (SEM) building, the North Orange County Community College District must ensure preparation of Historic American Building Survey (HABS) documentation in accordance with the Secretary of the Interior's Standards for Architectural and Engineering Documentation. Documentation shall be completed by a	

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		qualified historic preservation professional who meets the Secretary of the Interior's Professional Qualifications Standards for history or architectural history. The documentation should capture the physical condition of the existing building with: (1) existing drawings (where available); (2) photographs of the buildings with large-format negatives; and (3) a written narrative that includes a detailed history and architectural description of the buildings, and highlights the historical significance. One original copy of the final HABS documentation packet shall be offered to the following entities: • The Library of Congress HABS Collection (to be offered as a donation) • The South Central Coastal Information Center at California State University, Fullerton • Orange County Public Library • Orange County Archives • Orange County Historical Society • Los Angeles Conservancy	
Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	Potentially significant	**MM-CUL-3** In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the Interior's Professional	Less than significant

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		Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under the California Environmental Quality Act (CEQA; 14 CCR 15064.5(f); PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery may be warranted.	
Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially significant	**MM-CUL-4** A qualified paleontologist should attend the pre-construction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues. **MM-CUL-5** A paleontological monitor should be on site on a full-time basis during the original cutting of previously undisturbed deposits of high paleontological resource potential (e.g., older Quaternary alluvium) to inspect exposures for contained fossils. Geological units with a low potential for yielding paleontological resources, including Holocene-age alluvium and previously disturbed deposits, would not require monitoring. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor should work under the direction of a qualified paleontologist. If any subsurface fossils are found by construction	Less than significant

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		personnel, activity in the immediate area should be suspended and the fossils left in place untouched until a qualified paleontologist can evaluate the significance of the find. A qualified paleontologist (or paleontological monitor) should recover them. Construction activities in the immediate vicinity of the find shall be immediately redirected away from the vicinity of the discovery to allow room for the recovery of resources as necessary. In most cases, this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances, the paleontologist (or paleontological monitor) should be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovering of small fossil remains, such as isolated mammal teeth, it may be necessary to set up a screen-washing operation on the site. Fossil remains collected during monitoring and salvage should be cleaned, repaired, sorted, and cataloged. **MM-CUL-6** Prepared fossils, along with copies of all pertinent field notes, photos, and maps, should be deposited (as a donation) in a scientific institution with permanent paleontological collections, such as the Dr. John. D. Cooper Center at California State University, Fullerton. Donation of the fossils should be accompanied by financial support for initial specimen storage. A final summary report should be completed that outlines the results of the	

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		discovery. This report should include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.	
Would the project disturb any human remains, including those interred outside of formal cemeteries?	Less than significant	None	Less than significant
Would the project have a cumulative effect on cultural resources?	Potentially significant	MM-CUL-1 through MM-CUL-6.	Less than significant for archaeological and paleontological resources but cumulatively considerable for identified historic district and its contributing resources.
Geology and Soils			
Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of as known fault. (Refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides?			
i. Faulting	Less than significant	None	Less than significant
ii. Strong seismic ground shaking	Less than significant	None	Less than significant
iii. Seismic related ground failure including liquefaction	Less than significant	None	Less than significant
iv. Landslides	NA	NA	NA
Would the project result in substantial soil erosion or the loss of topsoil?	Less than significant	None	Less than significant
Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than significant	None	Less than significant

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Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Less than significant	None	Less than significant
Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	NA	NA	NA
Would the project have a cumulative effect on geological and/or soil resources?	Less than significant	None	Less than significant
Greenhouse Gas Emissions			
Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than significant	None	Less than significant
Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant	None	Less than significant
Would the project have a cumulative effect on greenhouse gas emissions resources?	Less than significant	None	Less than significant
Hazards and Hazardous Materials			
Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Potentially significant	**MM-HAZ-1** Prior to demolition or renovation of campus buildings, a lead-based paint and asbestos survey shall be conducted by a California Occupational Safety and Health Administration-certified asbestos consultant and/or certified site surveillance technician and a California Department of Public Health-certified lead inspector/risk assessor or sampling technician. A report documenting material types, conditions, and general quantities will be provided, along with photos of positive materials and diagrams. Demolition	Less than significant

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		or renovation plans and contract specifications shall incorporate any abatement procedures for the removal of material containing asbestos or lead-based paint. All abatement work shall be done in accordance with federal, state, and local regulations. **MM-HAZ-2** Due to past uses for agriculture, prior to grading permit issuance, soil should be sampled and analyzed for metals and residual pesticides. Sampling should be conducted in accordance with California Department of Toxic Substances Control guidance documents. The soil testing will confirm the presence or absence of on-site contamination associated with past uses on the project site. Any soils qualifying as hazardous waste will delineated, removed, and properly disposed of off site. Any soil that exceeds the California Human Health Screening Levels will be either remediated on site to levels protective of human health or removed and properly disposed of off site. **MM-HAZ-3** Due to a prior hazardous materials spill and the location of an oil pipeline in proximity to the project area, the project area may be impacted by hazardous materials and/or wastes. A hazardous materials contingency plan should be followed during demolition, excavation, and construction activities for the project. The hazardous materials contingency plan shall include, at a minimum, the following: • Identification of known areas with hazardous	

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		waste and hazardous materials of concern • Procedures for temporary cessation of construction activity and evaluation of the level of environmental concern • Procedures for restricting access to the contaminated area except for properly trained personnel • Procedures for notification and reporting, including internal management and local agencies (e.g., local fire department, county Certified Unified Program Agency), as needed • Health and safety measures for removal and excavation of contaminated soil • Procedures for characterizing and managing excavated soils • Procedures for certification of completion of remediation Site workers should be familiar with the hazardous materials contingency plan and should be fully trained on how to identify suspected contaminated soil. **MM-HAZ-4** A variety of hazardous materials would be transported to, stored on, and used on the project site during construction activities and site operations. These would include fuels for equipment and vehicles, new and used motor oils, cleaning solvents, and paints, as well as storage containers and applicators containing such materials. If aggregate aboveground oil/fuel storage capacity is greater than 1,320 gallons (or completely buried 42,000 gallons)	

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		and there is a reasonable expectation of an oil discharge into or upon navigable waters of the United States or adjoining shorelines, a spill prevention, control, and countermeasures (SPCC) plan pursuant to 40 CFR. 112 (or, for small quantities, a spill prevention and response plan) should be prepared and implemented during construction, and if applicable, during site operations. The SPCC plan (or spill prevention and response plan) should identify best management practices for spill and release prevention and provide procedures for cleaning up and disposing of any spills or releases. **MM-HAZ-5** A variety of hazardous materials would be transported to, stored on, used on, and disposed of on the project site during construction activities. These would include fuels for equipment and vehicles, new and used motor oils, cleaning solvents, and paints, as well as storage containers and applicators containing such materials. In addition, hazardous materials, such as chlorine, pesticides, and herbicides, are routinely stored on the site and used for building and grounds maintenance. Businesses that use 55 gallons (liquid) or 500 pounds (solid) of hazardous materials are required to submit a hazardous materials business plan (pursuant to California Health and Safety Code Section 25500) within 30 days of beginning operations. The hazardous materials business plan should	

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		contain information on hazardous materials inventory, inspections, training, recordkeeping, and reporting. The hazardous materials business plan should be submitted electronically through the California Environmental Reporting System. Further information can be found on the County of Orange Department of Environmental Health website (http://occupainfo.com/programs/hm).	
Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Potentially significant	MM-HAZ-1 and MM-HAZ-3	Less than significant
Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Potentially significant	MM-HAZ-1 through MM-HAZ-5	Less than significant
Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as result, would is create a significant hazard to the public or the environment?	Less than significant	None	Less than significant
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Less than significant	None	Less than significant
For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	NA	NA	NA

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant	None	Less than significant
Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including, where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	NA	NA	NA
Would the project have a cumulative effect on hazards or hazardous materials resources?	Potentially significant	MM-HAZ-1 through MM-HAZ-5	Less than significant
Hydrology and Water Quality			
Would the project violate any water quality standards or waste discharge requirements?	Potentially significant	MM-HAZ-1 through MM-HAZ-5 (see above).	Less than significant
Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	Less than significant	None	Less than significant
Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river in a manner which would result in substantial erosion or siltation on- or off-site?	Potentially significant	**MM-HYD-1** Project-Specific Water Quality Management Plan. Prior to implementing a project that creates and/or replaces (including projects with no net increase in impervious footprint) more than 5,000 square feet of impervious surface, the District shall ensure such development is compliant with the standards contained in Section E.12 of the Phase II Small MS4 Permit (SWRCB Order No. 2013-0001-DWQ, as amended). The construction	Less than significant

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		project shall integrate source control BMPs and low impact development (LID) designs into the project to the maximum extent feasible to reduce the potential for pollutants to enter stormwater runoff. This includes site design best management practices (as applicable), such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, incorporating trees and landscaping, and conserving natural areas. At a minimum, the district shall require facilities to be designed to evapotranspire, infiltrate, harvest/use, and/or biotreat storm water to meet at least one of the hydraulic sizing design criteria contained in the Phase II Small MS4 Permit. This means ensuring source reduction or retention/treatment of either the 85th percentile 24-hour storm runoff event, or the flow of runoff produced from a rain event equal to at least 0.2 inches per hour intensity. Long-term operation and maintenance of LID designs and structure BMPs (e.g., infiltration basin, bioswales, buffer strips, etc.) shall be conducted in accordance with the District's WQMP. In addition, the District shall comply with the landscape design and maintenance program contained in the Phase II Small MS4 Permit, which is intended to reduce the amount of water, pesticides, herbicides and fertilizers used.	

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project substantially alter the existing drainage patter of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	Potentially significant	MM-HYD-1	Less than significant
Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Potentially significant	MM-HYD-1	Less than significant
Would the project otherwise substantially degrade water quality?	Potentially significant	MM-HAZ-1 through MM-HAZ-5	Less than significant
Would the project place housing within a 100-year flood hazard areas as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	NA	NA	NA
Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?	NA	NA	NA
Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	NA	NA	NA
Would the project result in inundation by seiche, tsunami, or mudflow?	NA	NA	NA
Would the project have a cumulative effect on hydrology or water quality resources?	Potentially significant	MM-HYD-1 and MM-HAZ-1 through MM-HAZ-5.	Less than significant
Land Use			
Would the project physically divide an established community?	NA	NA	NA

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant	None	Less than significant
Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?	NA	NA	NA
Would the project have a cumulative effect on land use resources?	Less than significant	None	Less than significant
Noise			
Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Potentially significant	**MM-NOI-1** Prior to initiation of campus construction, the North Orange County Community College District shall approve a construction noise mitigation program to include the following: • Construction equipment shall be properly outfitted and maintained with feasible noise-reduction devices to minimize construction-generated noise. • Stationary noise sources such as generators shall be located away from noise-sensitive land uses if feasible. • Laydown and construction vehicle staging areas shall be located away from noise-sensitive land uses if feasible. • Whenever possible, academic, administrative, and residential areas that will be subject to construction noise shall be informed 1 week before the start of each construction project.	Less than significant

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• All construction projects pursuant to the proposed project shall be required to implement the above measures for control of construction noise.	
Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Less than significant	None	Less than significant
Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Less than significant	None	Less than significant
Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially significant	MM-NOI-1	Less than significant
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Less than significant	None	Less than significant
For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	NA	NA	NA
Would the project have a cumulative effect on noise resources?	Less than significant	None	Less than significant
Public Services			
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:			
i. Fire protection?	Less than significant	None	Less than significant
ii. Police protection?	Less than significant	None	Less than significant
iii. Schools?	NA	NA	NA

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
iv. Parks?	NA	NA	NA
v. Other public facilities?	NA	NA	NA
Would the project have a cumulative effect on public services resources?	Less than significant	None	Less than significant
Traffic and Circulation			
Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Less than significant	None	Less than significant
Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Less than significant	None	Less than significant
Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	NA	NA	NA
Would the project substantially increase hazards due to a design feature (e.g., sharp curves, or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than significant	None	Less than significant
Would the project result in inadequate emergency access?	Less than significant	None	Less than significant

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycles, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	Less than significant	None	Less than significant
Would the project have a cumulative effect on traffic and/or circulation resources?	Less than significant	None	Less than significant
Utilities and Service Systems			
Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less than significant	None	Less than significant
Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than significant	**MM-UTL-1** Upon review of the final site engineering and design plans, the North Orange County Community College District (District) will coordinate with the Golden State Water Company to initiate a water service agreement. Coordination with the Golden State Water Company would also occur to determine if payment of impact fees would be required prior to initiating new water service connections. **MM-UTL-2** Upon review of the final site engineering and design plans, the North Orange County Community College District (District) will coordinate with the City of Cypress Public Works Department to determine whether the existing sewer lines have the capacity and are in good enough condition to handle the increase in wastewater flow. Prior to occupancy, the District shall pay applicable City of Cypress Public Works Department sewer infrastructure connection fees and	Less than significant

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		applicable fair-share capital facilities fees, to the extent the payment of such fees is made necessary by the proposed project facilities.	
Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction or which could cause significant environmental effects?	Less than significant	MM-HYD-1	Less than significant
Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Less than significant	None	Less than significant
Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than significant	MM-UTL-2	Less than significant
Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Less than significant	**MM-UTL-3** Prior to issuance of the final Certificate of Occupancy permit, the North Orange County Community College District (District) shall complete a construction and demolition waste reduction and recycling application and submit the application to the County of Orange (County) Waste & Recycling for approval. The construction and demolition waste reduction and recycling application will identify and estimate the materials to be recycled during construction and demolition activities and will name the County-approved facility used to recycle the waste. Compliance with the plan will be a requirement in all construction contracts. The County-approved application will be attached to all construction plans and	Less than significant

Table 1-1
Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		distributed to all construction contractors. Once construction is complete, the District will be responsible for preparing a tonnage report that demonstrates that the project recycled a minimum of 50% of its construction and demolition waste. The tonnage report must be submitted to and approved by the County prior to issuance of the final Certificate of Occupancy permit. Since this proposed project will be developed in phases over time, review and approval of the construction and demolition waste reduction and recycling application can be submitted by phase or building. However, for each demolition waste reduction and recycling application submitted and approved, a corresponding tonnage report should also then be submitted for approval.	
Would the project comply with federal, state, and local statutes and regulations related to solid waste?	Less than significant	None	Less than significant
Would the project result in potentially significant energy impacts due to the use of: **i)** Excessive amounts of fuel or energy (i.e., natural gas)? **ii)** Excessive amounts of power?	Less than significant	None	Less than significant
Would the project have a cumulative effect on utilities and/or service systems resources?	Potentially significant	MM-UTL-1 through MM-UTL-3 and MM-HYD-1	Less than significant

Note:
* NA = Not applicable. NA is used to identify significance criteria that were eliminated from further consideration as part of the Initial Study process.

1.8 ANALYSIS OF ALTERNATIVES

1.8.1 Alternatives Considered

Three alternatives to the proposed project, including the No Project/Existing Master Plan Alternative and No Project/No Development Alternative, were considered in Chapter 6, Alternatives. The No Project Alternative is a required element of an EIR pursuant to Section 15126.6(e) of the CEQA Guidelines that examines the environmental effects that would occur if the project were not to proceed. The other alternatives are discussed as part of the "range of reasonable alternatives" selected by the District. The alternatives addressed in Chapter 6 are listed below:

1. No Project/Existing Master Plan Alternative
2. No Project/No Development Alternative
3. Preservation Alternative

1.9 AREAS OF CONTROVERSY

Section 15123(b)(2) of the CEQA Guidelines requires the executive summary of an EIR to disclose areas of controversy known to the lead agency that have been raised by the agencies and the public. The District circulated a Notice of Preparation (NOP) to solicit agency and public comments on the scope and environmental analysis to be included in the EIR. A total of four comment letters were received during the NOP public review period. Copies of the NOP and the NOP comment letters received by the District are included in Appendix A to this EIR. The following issue was raised in the written responses to the NOP:

- The Orange County Transportation Authority was concerned that any plans to construct a new surface parking lot within the Orange County Transportation Authority railway corridor would affect their plans for that corridor.

The surface parking lot was removed from the proposed project and is not discussed within the EIR.

1.10 ISSUES TO BE RESOLVED BY LEAD AGENCY

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain a discussion of issues to be resolved. With respect to the proposed project, the key issues to be resolved include decisions by the District, as lead agency, as to:

- Whether this environmental document adequately describes the environmental impacts of the proposed project
- Whether the recommended mitigation measures should be modified and/or adopted
- Whether there are other mitigation measures or alternatives that should be considered for the proposed project besides those identified in the Draft EIR.

1.11 REFERENCES

14 CCR 15000–15387 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.

District (North Orange County Community College District). 2011. *Cypress College: Comprehensive Master Plan*. Prepared by HMC Architects. May 2011. Accessed June 2, 2016. http://www.nocccd.edu/files/4_CypressCollege_2012_0308.pdf.

District. 2016a. "Bond Measure J." Accessed April 2016. https://www.nocccd.edu/bond-measure-j.

District. 2016b. "Business & CIS." Accessed April 2016. http://www.cypresscollege.edu/academics/academicPrograms/businessandcis.

Fee, R. 2016. "Incineration Enclosure for Mortuary Sciences Program." Email from R. Fee (Dean of Science, Engineering, and Mathematics) via S. Rittel (Project Manager, Campus Capital Projects, Cypress College) to R. Struglia (Project Manager, Dudek) and C. Munson (Environmental Analyst, Dudek). April 29, 2016.