

CHAPTER 2 INTRODUCTION

2.1 PROJECT BACKGROUND

The North Orange County Community College District (District) is made up of Cypress College, Fullerton College, Anaheim Campus, and the School of Continuing Education, which has campuses in Cypress, Fullerton, and Anaheim. The District is updating its Facilities Master Plans, which provide an analysis of the evolving student body and make planning recommendations based on their education needs. The District is undertaking a comprehensive improvement and building program to make upgrades and repairs to existing buildings, as well as to construct new facilities to improve the safety and education experience of those attending the colleges, in accordance with Bond Measure J. In 2014, voters passed the \$574 million dollar Measure J Facilities Bond Program. The Measure J Bond Program will enable upgrades to antiquated science labs, lecture halls, technology, and instructional equipment to better prepare students for growing fields of study and high-skill careers on both campuses. It also allows the District to enhance classroom space and training centers for future nurses, firefighters, and other first responders and to expand veterans' facilities and services.

Cypress College is proposing to implement the Facilities Master Plan to more effectively meet the space needs of the projected on-campus enrollment through the next decade and beyond, while constructing and renovating facilities in order to meet the District's instructional needs. Improved circulation in and around campus would increase accessibility to existing and new development and enhance the overall connectivity of campus uses.

This draft Program Environmental Impact Report (EIR) evaluates the potential short-term, long-term, and cumulative impacts of the proposed Cypress College Facilities Master Plan (proposed project). This Program EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code, Section 21000 et seq.) and CEQA Guidelines (14 CCR 15000 et seq.). EIRs are informational documents "which inform public agency decision makers and the public of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project" (14 CCR 15121). The purpose of this Program EIR is to evaluate the environmental effects of the proposed project.

This Program EIR is intended for use by both decision makers and the public. It provides relevant information concerning the potential environmental effects associated with the construction and operation of the project.

2.2 ENVIRONMENTAL PROCEDURES

2.2.1 CEQA Compliance

CEQA (California Public Resources Code, Section 21000 et seq.) requires the preparation and certification of an EIR for any project that a lead agency determines may have a significant effect on the environment. This Program EIR has been prepared in compliance with all criteria, standards, and procedures of the CEQA Guidelines (14 CCR 15000 et seq.). This document has been prepared as both a project EIR (pursuant to Section 15161 of the CEQA Guidelines) and a program EIR (pursuant to Section 15168 of the CEQA Guidelines) and represents the independent judgment of the District’s Board of Trustees as lead agency (14 CCR 15050).

2.2.2 Notice of Preparation and Scoping

CEQA establishes mechanisms whereby the public and decision makers can be informed about the nature of the project being proposed and the extent and types of impacts that the project and its alternatives would have on the environment should the project or alternatives be implemented. Pursuant to Section 15082 of the CEQA Guidelines, a Notice of Preparation (NOP) dated April 5, 2016, was circulated to interested agencies, organizations, and individuals. The NOP was sent to 35 local agency departments, including the local library where a hard copy of the NOP and Initial Study were available for review. The NOP was posted at the County Clerk’s office on April 5, 2016, for a period of 30 days. The NOP was also sent to the State Clearinghouse at the California Governor’s Office of Planning and Research. The State Clearinghouse assigned a state identification number (SCH No. 2016041018) to the Program EIR. Cypress College also mailed a notice of the EIR scoping meeting to 5,300 property owners, residents, and organizations located within a 1-mile radius of the campus.

The NOP is intended to encourage interagency communication regarding the proposed project so that agencies, organizations, and individuals are afforded an opportunity to respond with specific comments and/or questions regarding the scope and content of the EIR. Pursuant to Section 15082 of the CEQA Guidelines, recipients of the NOP were requested to provide responses within 30 days after their receipt of the NOP. A public scoping meeting was held on the Cypress College campus on April 27, 2016, to gather additional public input on the scope of the environmental document. Eight staff members and no outside community members attended the scoping meeting. The 30-day public scoping period ended on May 4, 2016. All comments received during the NOP public notice period were considered during the preparation of this Program EIR. Copies of the comment letters are included in Appendix A and are summarized in Table 2-1. It should be noted that no comments were received during the public scoping meeting.

Table 2-1
Summary of Comments Received in Response to the NOP

| Commenting Agency or Property Owner | Written or Verbal Comment | Summary of Comment | Chapter Where Comment is Addressed |
|---|---------------------------|--|---|
| <i>NOP Letters</i> | | | |
| <i>State Agencies</i> | | | |
| Native American Heritage Commission | Written | CEQA was amended significantly in 2014 to include a separate category of cultural resources, “tribal cultural resources,” and provides that a project that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. AB 52 applies to any project for which a notice of preparation is filed after July 1, 2015. Assembly Bill 52 has tribal consultation requirements and certain timing requirements for notification that are outlined in the letter. Requested an appropriate records search to determine known traditional cultural resource, and preparation of an archaeological inventory survey if required. A list of appropriate Native American contacts for consultation concerning the project site should be contacted. Mitigation should be included in the Program EIR to identify and evaluate accidentally discovered archaeological resources pursuant to California Health and Safety Code Section 7050.5 and CEQA Section 15064.5(f). | Section 4.3, Cultural Resources |
| South Coast Air Quality Management District | Written | Recommends that the CEQA Air Quality Handbook (1993) be used for all air quality analysis and California Emissions Estimator Model land use emissions software be used to estimate pollutant emissions from typical land use developments. Air quality impacts from project operations and construction should be calculated. The South Coast Air Quality Management District has developed regional and localized significance thresholds for criteria pollutants that should be compared to estimated proposed project emissions. A mobile source health risk assessment should be performed in the event that the proposed project generates or attracts vehicular trips. The California Air Resources Board’s Air Quality and Land Use Handbook: A Community Perspective is recommended as guidance for siting incompatible land uses. Several resources are recommended to assist in the drafting of mitigation measures in the event that the project generates significant adverse air quality impacts. CEQA requires that all feasible mitigation measures that go beyond what is required by the law be utilized during project | Section 4.2, Air Quality Section 4.5, Greenhouse Gas Emissions |

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Summary of Comments Received in Response to the NOP**

| Commenting Agency or Property Owner | Written or Verbal Comment | Summary of Comment | Chapter Where Comment is Addressed |
|--|---------------------------|--|---------------------------------------|
| | | construction and operation to minimize or eliminate these impacts. Any impacts resulting from mitigation measures must be discussed pursuant to CEQA Guidelines Section 15126.4(a)(1)(D). | |
| <i>Regional Agencies</i> | | | |
| Orange County Transportation Authority | Written | The Orange County Transportation Authority requested a second copy of the Initial Study/NOP to review because the agency is 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. | Section 4.11, Traffic and Circulation |
| Southern California Gas Company | Written | Notification of the EIR was received and plans of future work need to be sent to Rosalyn Squires at So Cal Gas Transmission before work commences. | Not applicable. |

2.3 CONTENTS OF THE EIR

In order to describe the direct, indirect, and cumulative impacts, as well as mitigation measures and alternatives for the proposed project, this Program EIR is organized as follows:

- Chapter 1, Summary, outlines the conclusions of the environmental analysis and provides a summary of the project as compared to the alternatives analyzed in the Program EIR. This section also includes a table summarizing all environmental impacts identified in this Program EIR along with the associated mitigation measures proposed to reduce or avoid each impact.
- Chapter 2, Introduction, serves as a foreword to the Program EIR, introducing the project background, the applicable environmental review procedures, and format of the Program EIR.
- Chapter 3, Project Description, provides a thorough description of the proposed project components and required discretionary approvals.
- Chapter 4, Introduction to Environmental Analysis, includes a discussion of the approach to the analysis of potentially significant impact areas and an overview of the organization of each of these categories.

- Sections 4.1 through 4.12, which constitute the project’s environmental analysis, provide an analysis of the potentially significant environmental impacts identified for the proposed project, as well as proposed mitigation measures to reduce or avoid any potentially significant impacts. The following impact areas are discussed:
 - 4.1 Aesthetics
 - 4.2 Air Quality
 - 4.3 Cultural Resources
 - 4.4 Geology and Soils
 - 4.5 Greenhouse Gas Emissions
 - 4.6 Hazards and Hazardous Materials
 - 4.7 Hydrology and Water Quality
 - 4.8 Land Use and Planning
 - 4.9 Noise
 - 4.10 Public Services
 - 4.11 Traffic and Circulation
 - 4.12 Utilities and Service Systems.
- Chapter 5, Other CEQA Considerations, includes a summary of impacts found not to be significant, which is a discussion of potential environmental topics that have been found, through the Initial Study process, to have a less-than-significant effect or no effect on the environment. This chapter also includes a summary of significant irreversible environmental changes, which addresses environmental areas where significant environmental effects cannot be avoided and any significant irreversible environmental changes that would result from implementation of the proposed project. The growth-inducing impacts associated with the proposed project are also discussed.
- Chapter 6, Alternatives, discusses three alternatives to the proposed project, including the No Project Alternative/Existing Master Plan, which would entail buildout of the (current) 1999 Facilities Master Plan and the No Project/No Development Alternative.
- Chapter 7, List of Preparers.
- Appendices include various technical studies prepared for the proposed project, as listed below:
 - Appendix A – Initial Study/NOP and Comments Received
 - Appendix B – Air Quality and Greenhouse Gas Emission Calculations
 - Appendix C – Cultural Resources Reports

- Appendix D – EDR Search Results
- Appendix E – Noise Calculations
- Appendix F –Traffic Impact Analysis.

2.4 REFERENCES

California Public Resources Code, Sections 21000–21177. California Environmental Quality Act (CEQA), as amended.

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