4.1 AESTHETICS

This section describes the existing visual setting of Cypress College and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed Cypress College Facilities Master Plan (proposed project). As discussed in greater detail in Section 4.1.3, Thresholds of Significance, potential impacts to scenic vistas and state scenic highways were eliminated from further consideration in the 2015 Initial Study. Because these resources were screened out from consideration in the Environmental Impact Report (EIR), they are not discussed in Section 4.1.1.

No comments related to aesthetics were received in response to the Notice of Preparation.

4.1.1 Existing Conditions

The Cypress College campus currently features 23 buildings that occupy 500,595 assignable square feet, including 23,831 assignable square feet of the School of Continuing Education's facilities (District 2014). With the exception of swimming and locker facilities located in the campus interior, athletic facilities including baseball and softball fields, a track, and tennis courts are located in the eastern portion of campus. Classrooms and academic buildings are predominantly in the center of the campus and are generally situated around a central pond and campus green. Street trees are located along the western, southern, and eastern campus perimeter and are also clustered in several of the turf greens located in the campus interior. Turf areas line the eastern and western campus frontage along Holder Street and Valley View Street. Surface parking lots ring the campus along the perimeter and a circular perimeter roadway provides access to parking areas and the three campus access points.

Visual Character

Opening as an interim campus with temporary buildings in 1966, the Cypress College campus was designed collaboratively in the Brutalist style by the architectural firms of William E. Blurock & Associates and Caudill, Rowlett, Scott and Associates. Characterized by the use of raw building materials and bulky forms and sharp angles with limited visible glass surfaces, the brutalist architectural style was developed and practiced between the 1950s and 1970s (Appendix C). In addition to use of raw building materials and bulky forms, characteristic elements of the Brutalist style include the use of heavy, solid shapes cast with highly detailed and texture-reinforced concrete.

Designed around a shallow pond feature, buildings within the Cypress College central core generally exhibit elements of the Brutalist style. More specifically, central campus buildings display a rectangular or square plan, blocky form, sharp angles, and broad expanses of board-formed concrete. Campus structures are also one to four stories in height and larger multistory

buildings feature deeply recessed openings, rounded and smooth concrete stairwells, and tinted glass fenestrations. Smaller structures, including the single-story Block House Storage/Restrooms and the heating, ventilation, and air conditioning (HVAC) buildings are generally void of glass elements but display the characteristic square or rectangular form of campus development and exhibit use of board-formed concrete. Buildings constructed on campus between 1969 to 1976 are most strongly defined by a large, hulking mass, blocky plan, sharp projecting angles, and use of concrete as the dominant material type. While newer buildings, including the Library and Learning Resource Center, also display a large, blocky form, they are more likely to feature wide expanses of glass on building exteriors.

Landscaping is generally installed along the western, southern, and eastern campus boundaries. For example, an approximate 45-foot-wide turf and tree landscaped area is installed east of Valley View Street and alongside the western campus boundary. Mature pine, pepper, and eucalyptus trees dot the parkway and partially screen interior campus structures from view. Landscaping along the southern and eastern campus boundary is less dense and formal than at the main campus entryway along Valley View Street and generally consists of turf and occasional pine and palm trees.

Surrounding Land Uses

As shown on Figure 3-2, the Cypress College campus is located in a suburban setting within the City of Cypress. While the predominate land use in the surrounding area is residential, commercial uses, including commercial shopping centers, big box retailers, and fast-food restaurants, public services, motels, elementary schools, churches, and parks are also present in the vicinity and contribute to the existing visual character of the area.

An eclectic assemblage of neighborhood commercial and residential land uses are located to the north of the Cypress College campus and generally continue north of Lincoln Avenue. According to the City of Cypress zoning map, the area immediately north of campus, south of Lincoln Avenue, and west of Valley View Street is included in the Lincoln Avenue Specific Plan. Through the Specific Plan, the City of Cypress envisions the Lincoln Avenue corridor as an "attractive, high quality, pedestrian friendly, mixed use activity center (City of Cypress 1998), which partially explains the current mix of uses located north of Cypress College's Parking Lot 9. For example, a Walgreens pharmacy and surface parking lot are located at the southeastern corner of Lincoln Avenue and Valley View Street and successional developments to the east consist of two small commercial strip shopping centers offering a mixture of services, including pet grooming; tax preparation; a sit-down restaurant; florist; a small, two-story motel (Royal Inn Motel); two, low-unit-count townhome developments separated by an Alamo auto repair shop; and a 19-home single-family residential development adjacent to a gated condominium development. An additional two-story motel and a commercial strip development, self-storage

business, liquor store, and several condominium and apartment complex developments comprise the remaining area along the Lincoln Avenue corridor and north of the Cypress College campus.

With the exception of Orange County Fire Authority Fire Station 63, two apartment complexes, a low-unit-count condominium development, and a low-profile community church, land uses to the east of Cypress College and east of Holder Street consist primarily of one-story single-family residences. Holder Elementary School is located southeast of Cypress College (i.e., at the southeastern corner of the Holder Street/Orange Avenue intersection). A mixture of multi- and single-family residences are located to the south of the Cypress College campus and the vacant Pacific Electric Railway Corridor runs adjacent to College Circle Drive and along the south boundary of Parking Lots 1, 2, 3, and 4. Commercial land uses are located to the west of campus (and west of Valley View Street) and include a gas station, fast-food, and sit-down restaurants, and the Campus View Center and Lakeshore Plaza commercial strip developments.

Lighting and Glare

Night lighting is a relatively common feature on campus and in the landscape surrounding the Cypress College campus. Overhead streetlights are installed on Lincoln Avenue and on-campus perimeter roadways. Illuminated signs, including the main campus entryway sign at the Valley View Street/Lakeshore Drive intersection, exterior-mounted and interior building lighting associated with residential and commercial structures, overhead parking lot lighting, vehicle headlights, and campus tennis court lighting are additional sources of nighttime lighting in the project area.

Operable nighttime lighting is also a potential source of glare in the area. The use of reflective building materials is relatively uncommon in the area surrounding the Cypress College campus (more typical materials include concrete, stucco, wood, and clay tile roofs), and as such, opportunities for widespread glare issues during daytime hours is low.

4.1.2 Relevant Plans, Policies, and Ordinances

Federal

There are no applicable federal regulations regarding the protection of visual resources that would be applicable to the proposed project or the project area.

State

California Scenic Highway Program

The California Department of Transportation (Caltrans) administers the state Scenic Highway Program to preserve and protect scenic highway corridors from change that would diminish the

aesthetic value of lands adjacent to highways (California Streets and Highways Code, Section 260 et seq.). The state Scenic Highway Program includes a list of officially designated highways and highways that are eligible for designation. If a highway is listed as eligible for official designation, it is part of the Scenic Highway Program, and care must be taken to preserve its eligibility status. The program encompasses the regulation of land use and density of scenic highway adjacent development; attention to the design of sites and structures; attention to and control of signage, landscaping, and grading; and other restrictions applicable to development within the scenic highway viewshed.

The state scenic roadway is the stretch of State Route (SR) 57 from SR 90 to SR 60, which at its closest point, is approximately 9.5 miles from the Cypress College campus (Caltrans 2016). This segment of SR 57 is an eligible state scenic highway (it has not been officially designated scenic by Caltrans).

Local

City of Cypress General Plan Land Use Element

The land use element of the City of Cypress General Plan establishes the overall policy direction for land use planning decisions in the City. Two of the several key land use issues, Compatible and Complementary Development and Improved Citywide Urban Design, are relevant to the proposed project due to the proximity of the Cypress College campus to residential land uses and because new construction and building renovations/modernization are included within the scope of the Facilities Master Plan program. According to the General Plan, some land uses in the City are incompatible, such as residential and industrial development, due to differences in traffic and noise levels, physical scale, and hours of operation (City of Cypress 2011). Regarding urban design, the General Plan states that factors including compatibility of development, transitions between land uses, and landscaping contribute to the City's design, and urban design, in turn, influences how residents and visitors perceive the community (City of Cypress 2011).

City of Cypress Municipal Code

Landscape Standards

Chapter 3.13.070 of the Municipal Code establishes landscape standards for the City of Cypress. General standards include requirements that, to the greatest extent possible, landscape material shall consist of drought-tolerant plants (Section 3.13.070 (A)(2)) and that landscaping shall be used to relieve solid, unbroken building elevations and to soften wall expenses (Section 3.13.070 (A)(5)). In regard to street trees, Section 3.13.070 (B)(1) establishes that each newly installed street tree shall be a minimum of 24-inch box size (or as otherwise approved) and that existing

trees are to be preserved if possible (Section 3.13.070 (C) (1)). Lastly, Section 3.13.070 (G)(1) states that landscaping may be required to screen storage areas and trash enclosures.

Landmark Trees

The City has identified "large and majestic" landmark trees within its jurisdiction. Development of the City has reduced the number of "landmark" trees and because the loss of trees has interfered with the natural scenic beauty of the City, upset the original ecology, diminished the tempering effect on extreme temperatures, and reduced the attractiveness of the City to visitors, the City created an ordinance controlling the disposition of these trees. The landmark tree ordinance is contained within Section 17-19 of the Municipal Code and states that "no person shall cut down, destroy or remove any landmark tree growing within the city limits without a permit from the planning director or designee." Furthermore, the ordinance requires that when landmark tree removal is proposed, "the property owner of such a landmark tree shall submit a written request for review and consideration of the landmark tree removal and replacement plan at least thirty (30) days prior to said removal." There is a minimum 30-day processing period for landmark tree removal applications.

As stated in the Biological Constraints Analysis prepared for the proposed project (Dudek 2016), four mature blue gum eucalyptus trees (*Eucalyptus globulus*) occurring near the Valley View Road entrance to the campus are designated by the City as landmark trees. Please refer to the Biological Constraints Analysis for additional detail.

County of Orange General Plan: Scenic Highway Plan

Contained within the General Plan Transportation Element, the County of Orange's Scenic Highway Plan (County of Orange 2005) identifies landscape corridors and viewscape corridors within County boundaries. A viewscape corridor is a roadway that traverses areas within which unique or unusual scenic resources and aesthetic values are found. A landscape corridor traverses developed or developing areas and has been designated for special treatment to provide a pleasant driving environment as well as community enhancement (County of Orange 2014).

The nearest viewscape corridor to the Cypress College campus, Highway 1, is located more than 7 miles away in the Seal Beach area. All designated landscape corridors are located in southern Orange County and the nearest corridor (San Joaquin Hills Road) is situated over 17 miles away in the Newport Beach area.

4.1.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts to aesthetics are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to aesthetics would occur if the project would:

1. Have a substantial adverse effect on a scenic vista.
2. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.
3. Substantially degrade the existing visual character or quality of the site and its surroundings.
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Thresholds 1 and 2 were eliminated from further consideration in the Initial Study. The City of Cypress General Plan does not identify any scenic areas, vistas, or corridors in the vicinity of the campus (City of Cypress 2011) and the area surrounding the project site is characterized by residential and commercial uses. Several parks are located in the City and the closest park (Pinewood Park) is situated 0.16 mile from the Cypress College campus. Despite the relatively close proximity of the campus and park, views of the park from the campus are unavailable due to the presence of intervening development (i.e., residential structures located south of campus) and residential and park trees. As there are no scenic vistas that are visible to and from the project site, there would be no impacts to scenic vistas.

The nearest eligible scenic roadway to Cypress College campus is the stretch of SR 57 from SR 90 to SR 60, which is approximately 9.5 miles from the project site at its closest point (Caltrans 2016). This highway is not an officially designated scenic roadway, but it is considered eligible. Also, there are no designated scenic roadways within the project vicinity. Additionally, there is no County of Orange designated scenic highways within the vicinity of the campus (County of Orange 2005). As the proposed project would not damage scenic resources within a state scenic highway, no further analysis is required. No impacts to state scenic highways would occur as a result of project implementation.

Because there are no designated scenic vistas within the vicinity of the proposed project site, and because the proposed project would not damage scenic resources within a state scenic highway, Thresholds 1 and 2 are not further considered in Section 4.1.4. As such, the impact analysis in the following text considers potential impacts to existing visual character and quality of the site and its surroundings (Threshold 3) and new sources of substantial light and glare that would adversely affect views in the area (Threshold 4).

4.1.4 Impacts Analysis

Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

For purposes of this analysis, changes to the visual character of the project area as a result of implementation of project- and program-level elements are assessed from public, off-campus viewing locations. These general viewing locations represent views of the campus afforded to sensitive viewers, and more specifically, to passing motorists and pedestrians, as well as residential land uses located west, east, and south of the Cypress College campus. Because students and staff of Cypress College are on campus voluntarily for higher education and employment purposes, the visual expectations of these viewers are tempered by the existing assemblage of campus buildings and facilities. In addition, because students and staff enter the campus and the associated visual environment voluntarily and would derive an indirect economic benefit from capital improvements, they are not considered sensitive viewers.

New Construction of Buildings and Facilities

Table 4.1-1 summarizes the Facilities Master Plan elements that would entail new building and facility construction. In addition, Table 4.1-1 summarizes the anticipated impact to existing visual character and quality associated with each newly constructed building/facility, and if a potentially significant impact would occur, applicable mitigation measures are identified.

Table 4.1-1
New Construction of Buildings and Facilities

Building/Facility	Severity of Visual Character/ Quality Impacts	Applicable Mitigation Measure(s)
Project-Level		
Science, Engineering, and Mathematics (SEM) Building, Immersive Digital Classroom, Viewing Platform, Incineration Enclosure	Less than Significant	N/A
Veterans' Resource Center/Student Activities Center	Less than Significant	N/A
Addition to the Library and Learning Resource Center	Less than Significant	N/A
Baseball Clubhouse	Less than Significant	N/A
Program-Level		
Lot 7 Parking Structure	Potentially Significant	MM-CUL-1 (see Section 4.3)

Note:
N/A = Not Applicable/No Mitigation Required.

Science, Engineering, and Mathematics Building, Immersive Digital Classroom, Viewing Platform, Incineration Enclosure

As proposed, a new multi-story 106,023-square-foot Science, Engineering, and Mathematics (SEM) building would be constructed east of the existing 3-story SEM building and primarily within campus Parking Lot 7 north. In addition to providing laboratory and classroom space, the new SEM building would incorporate the proposed immersive digital classroom into the structure and would include a viewing platform along the roof of the new building.

With the exception of broad concrete exteriors, the new SEM building is unlikely to display similar Brutalist-style defining features (i.e., projecting rounded stairwells and deeply recessed tinted glass fenestration) as the existing SEM building. Rather, the new structure is anticipated to include architectural features similar to those of the nearby and recently constructed (in 2006) Library and Learning Resource Center. Also, the immersive digital classroom may include a domed ceiling that would rise from an otherwise flat roof.

The inclusion of similar architectural features as the Library and Learning Resource Center in the design of the new SEM building would foster compatibility with the contemporary campus aesthetic and visual integrity with more recent campus development. However, the construction of a new building displaying the modern architectural style of recent campus development adjacent to a concentration of aesthetically unified Brutalist-style buildings may create visual contrast within the core of the Cypress College campus. Moreover, construction of the new SEM building adjacent to several Brutalist-style buildings collectively identified as a potential historic district (see Section 4.3, Cultural Resources, for additional detail) could result in historic resource impacts. For the purposes of this analysis, the significance of changes to the visual character of the campus are assessed from public, off-campus viewing locations.

Views to the new SEM building would be available to a limited number of residential receptors located north of Parking Lot 7 and the campus boundary. Intervening development and campus landscaping would visually screen the new building from pedestrians and motorists along the campus perimeter and residential land uses located elsewhere in the surrounding area. As such, a limited number of off-campus receptors would be afforded views to the new SEM building and existing campus buildings constructed in the Brutalist style. While visible, perceptible visual contrast would generally be limited to the architectural style of existing and new development, which would not generally constitute a significant aesthetic impact. Existing and proposed buildings reveal the different stages of campus development and as a result, a juxtaposition of architectural styles naturally occurs as a campus ages and redevelops. However, a potentially significant aesthetic impact may occur if new development fails to consider the basic form, scale, and massing of existing development and proceeds with the development of new buildings that look incongruous and are aesthetically incompatible with existing structures. As discussed in

Section 4.3, Cultural Resources, Mitigation Measure CUL-1 (**MM-CUL-1**) would be implemented and requires SEM building construction and design plan conformity with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and review of plans by a qualified architectural historian. Adherence to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* would ensure that existing campus buildings are considered in construction and design plans and that the massing, size, scale, and architectural features of the new SEM building are compatible with that of buildings included in the potential historic district. Therefore, given the anticipated low volume of off-campus receptors afforded views to the new SEM building and existing campus buildings constructed in the Brutalist style and with implementation of **MM-CUL-1** that would include consideration of the massing, size, scale, and architectural features of existing buildings in the development of new campus facilities, impacts to the existing visual quality and character of the campus landscape would be less than significant.

The incineration enclosure would be located in the new SEM building and with the exception of an exterior exhaust stack, this component would not be visible to campus and/or off-campus viewers. It is anticipated that the exhaust would be visually integrated into the roof of the new SEM building and would not rise substantially above the building's roofline. Therefore, visible components of the incineration enclosure would not be visually prominent and would be integrated with the SEM building roof in a manner to ensure visual (and architectural) compatibility. Furthermore, and in accordance with **MM-CUL-1**, construction and design plans for the SEM building (including the exterior exhaust stack of the incineration enclosure) would be prepared in conformance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and plans would be reviewed by a qualified architectural historian to ensure general compatibility between the new SEM building and existing campus buildings constructed in the Brutalist style. Therefore, because the incineration enclosure would not be visually prominent and with implementation of **MM-CUL-1**, the introduction of the incineration enclosure within the new SEM building would not substantially degrade the existing visual quality and character of the campus. Impacts would be less than significant.

Veterans' Resource Center/Student Activities Center

This component would entail a 11,400-assignable-square-foot addition and renovation to the existing 1-story Student Activities Center. The existing Student Activities Center displays the character-defining features of the Brutalist architectural style, including a rectangular plan, broad expanses of board-formed concrete walls on exteriors, and rounded exterior stairs. Furthermore, the existing building was identified as a contributing element to a potential historic district in Section 4.3, Cultural Resources, and any modifications to the exterior of the structure were determined to result in potentially significant historic resource impacts.

To function as a single space and to ensure visual compatibility between existing and proposed structures, the expanded Student Activities Center (including the addition of a new Veterans' Resource Center) is anticipated to include similar architectural features and treatments as the existing Student Activities Center. For example, the addition is anticipated to display a similar rectangular plan and broad concrete exterior as the existing Student Activities Center. However, as a modern structure, the proposed addition may include "modern" design features, including, but not limited to, large expanses of glass windows on exteriors that are typically associated with recent campus development such as the Library and Learning Resource Center. Therefore, in the absence of detailed design plans, the proposed addition to the Student Activities Center (including the addition of a new Veterans' Resources Center) is likely to create visual contrast as the Brutalist architectural features of the existing Student Activities Center and modern architectural features would be displayed on the same building.

From off-site viewing locations, the Student Activities Center is obscured by existing multistory campus development. As depicted on Figure 3-4, the Student Activities Center is located in the campus interior and adjacent to multi-story buildings to the east (i.e., Gymnasium 1) and west (i.e., the Student Center and Technical Education 1). In addition, the SEM building is located to the north across the campus pond and the Technical Education 2 building is located to the south adjacent to the campus pool. Therefore, due to the presence of buildings constructed at a similar scale in the immediate surrounding area and campus perimeter landscaping, the proposed Student Activities Center renovation and addition would not be readily visible from off-campus viewing locations, including along Valley View Street. As such, effects to existing campus visual character and quality due to the construction and operation of the expanded Student Activities Center would not be overly noticeable to off-campus viewers in the surrounding area. However, because of potential historic resource impacts associated with exterior modification to the existing Student Activities Center (a contributing element to a potential historic district), **MM-CUL-1** would be required in order to reduce impacts to the historic district. **MM-CUL-1** and the consideration of existing development as it relates to massing, size, scale, and architectural features in the design of new campus facilities, would minimize visual contrast and foster harmonious campus development. Because the Student Activities Center renovation and addition would be screened from view of off-site sensitive receptors and with implementation of **MM-CUL-1**, the Student Activities Center renovation and addition (including the addition of a new Veterans' Resource Center) would not substantially degrade existing visual quality and character and impacts would be less than significant.

The North Orange County Community College District (District) is also proposing to construct a small (i.e., 1,500-square-foot) Veteran's Memorial Plaza over the central campus pond. The Veteran's Memorial Plaza would span the narrowest section of the pond and would enhance pedestrian mobility by linking existing pedestrian paths and buildings. The plaza deck and superstructure is anticipated to be low-profile and constructed of similar materials (i.e., concrete and stone) as the existing bridge that currently spans the pond north of the Student Activities

Center. As the new plaza would display a horizontal form and would be relatively small, its introduction would not substantially affect the existing visual quality of the interior campus landscape. Also, as with the existing bridge, the new plaza would not be visually prominent. Therefore, the introduction of the Veteran's Memorial Plaza would not substantially degrade existing visual quality and character and impacts would be less than significant.

Addition to the Library and Learning Resource Center

The proposed 10,000-square-foot, expansion of the first story to the recently constructed (2006) and modern Library and Learning Resource Center would be located on the periphery of the campus core. Due to the recent age of construction, the Library and Learning Resource Center were not identified as contributing elements to a potential historic district in the Cultural Resources Study (Appendix C) prepared for the proposed project (see Section 4.3, Cultural Resources). The addition to the Library and Learning Resource Center would be designed to ensure visual compatibility with the existing two-story, glass and concrete structure. As the expansion would occur on the first floor, new construction would be less visually prominent than the existing structure and would be considerably smaller than the existing Library and Learning Resource Center. To ensure visual integration into the contemporary aesthetic of recent campus development, the proposed expansion to the Library and Learning Resource Center would be designed to be architecturally compatible with the existing glass and concrete structure. As such, the proposed expansion to the Library and Learning Resource Center would not substantially degrade existing visual quality and character and impacts would be less than significant.

Baseball Clubhouse

The District proposes the construction of a small (i.e., 1,001-assignable-square-foot), modular baseball clubhouse that would be located just beyond the left-field fence of the campus baseball field. The new clubhouse would replace the existing 791-assignable-square-foot field house and would be located at the same location (the existing structure would be demolished and replaced). Despite a proposed 25% increase in assignable square footage, the new one-story clubhouse would display a similar vertical profile as the existing clubhouse and would be located in the same location. Similar to the existing field house, the new structure would also be partially screened from public view on Holder Street by existing field fencing that is covered by semi-transparent blue fabric. Lastly, construction of a baseball clubhouse adjacent to the existing campus baseball field and batting cage complex would be consistent with existing uses and the recreational character of the area. Therefore, the new baseball clubhouse would not substantially degrade existing visual quality and character and impacts would be less than significant.

Lot 7 Parking Structure (Program Level)

While this component would consist of a new multilevel parking structure, details, including the structure's footprint, height, and design are not yet known. The parking structure would be located west of the campus baseball field and east of the new SEM building; however, because information related to the bulk, scale, and design of the structure are unknown at this time, architectural and site design that is not sensitive to the scale of the surrounding campus and community could substantially degrade the existing campus character and could result in a potentially significant aesthetic impact. Therefore, specific architectural and site design measures that consider the massing, size, and scale of existing campus facilities are necessary to reduce potentially significant impacts to existing visual character to a less-than-significant level. **MM-CUL-1** would be implemented and would ensure general compatibility in massing, scale, size, and architectural features between the new Lot 7 parking structure and existing campus core buildings constructed in the Brutalist style. **MM-CUL-1** requires that construction and design plans for the future Lot 7 parking structure conform to *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and that plans be reviewed by a qualified architectural historian. Therefore, with implementation of **MM-CUL-1**, impacts to visual character resulting from the introduction of the Lot 7 parking structure to the area would be less than significant.

Renovation of Buildings and Facilities

Table 4.1-2 summarizes the Facilities Master Plan elements that consist of renovations to existing buildings and facilities. In addition to impacts to existing visual character and quality anticipated to occur because of building and facility renovations, mitigation measures (where applicable) are also listed in Table 4.1-2.

Table 4.1-2
Renovation of Buildings and Facilities

Building/Facility	Severity of Visual Character/ Quality impacts	Applicable Mitigation Measure(s)
Fine Arts	Less than Significant	N/A
Humanities Lecture Hall	Less than Significant	N/A
Gymnasiums 1 and 2 and a new restroom building	Less than Significant	N/A
Technical Education Buildings 1 and 2	Less than Significant	N/A
Business Education	Less than Significant	N/A
Aquatics Center	Less than Significant	N/A
Mass Communication/Security Upgrades (for all buildings on campus)	Less than Significant	N/A

Note:
N/A = Not Applicable/No Mitigation Required.

As described in Section 3.5.2, Renovation, of this EIR, the goals of the proposed renovations are to maximize educational space and improve efficiency/utilization of existing facilities. To that end, building renovations could include new energy-efficient lighting; ceilings; paint; flooring; casework; elevators; Americans with Disabilities Act (ADA) access; ADA-compliant restrooms; stairwells; and HVAC systems; and in some cases, removal/modification of interior walls. In addition, the construction of the new elevator and other ADA-compliant access features could result in minor expansion of the Humanities lecture hall building.

While proposed renovations would generally entail reconfiguration and maximization of interior spaces, installation of ADA-compliant access and security cameras and other modifications to the exteriors of existing buildings are also proposed. Interior renovations (i.e., reconfigured spaces, upgraded building systems, etc.) would not be noticeable to viewers at public, off-campus locations and as such, would not substantially degrade the existing visual character of the campus. Students and faculty would experience reconfigured interior spaces and upgraded infrastructure and buildings systems; however, these viewer groups are not considered sensitive as they are on campus voluntarily for higher education and employment purposes. Students and faculty would also directly benefit from maximized education spaces; improved building efficiency; and new lighting and HVAC systems by virtue of expanded classroom space and class capacity and enhanced comfort. Therefore, proposed interior renovations of buildings and facilities would not substantially degrade the existing visual quality and character of the campus and impacts would be less than significant.

Due to the scale and scope of the proposed renovations and the presence of intervening features, exterior renovations are not likely to be visible to off-campus receptors in the surrounding area. For example, new roofs would be installed on the Gymnasium 1 and 2 buildings and on the existing SEM building; however, because roofing materials would largely display a horizontal form void of large vertical projections, they would not be visually prominent and are not anticipated to be overly noticeable from off-campus viewing locations. In addition, new roofs would appear relatively similar to and would be visually harmonious with existing roofs and as such, these renovations would not substantially alter the existing character of the structures. In addition, the pool and diving complex at the aquatics center is bound by the two-story gymnasium buildings to the east, the one-story Student Activities Center to the north, the Technical Education Building 1 (TE 1) to the west, and Technical Education Building 2 (TE 2) to the south. Due to the presence of intervening structure, reconfiguration of the pool and diving complex from an “L” shape into a rectangular footprint would not be visible from off-campus viewing locations. Similarly, the proposed elevator at the Humanities lecture hall and security upgrades on all campus buildings are not anticipated to be overly noticeable from off-site locations due to the presence of campus landscaping and due to the proposed scale and scope of the renovations.

Although off-campus views to Cypress College buildings and facilities where exterior renovations are proposed tend to be screened or obscured by existing landscaping and buildings, exterior renovations would entail alterations to the character-defining features of campus buildings designed and constructed in the Brutalist style. Furthermore, as stated in Section 4.3, Cultural Resources, proposed renovations to campus buildings may result in impacts to historic resources if not thoughtfully designed and constructed. As such, **MM-CUL-1** would be implemented and would reduce perceptible visual contrast as it relates to massing, size, scale, and architectural features between proposed renovations and the existing Brutalist-style buildings located in the Cypress College campus core. While not an aesthetics-specific mitigation measure, **MM-CUL-1** contains provisions pertaining to architectural compatibility between new construction and existing campus buildings. Therefore, implementation of **MM-CUL-1** would minimize the potential for visual contrast between proposed renovations and existing campus buildings and would also foster the successful integration of the proposed renovations into the campus visual environment. As such, and with implementation of **MM-CUL-1**, existing visual character and quality impacts associated with exterior building renovations would be less than significant.

Site Improvements

Table 4.1-3 summarizes the site improvements planned in the Facilities Master Plan and lists anticipated impacts to existing visual character and quality resulting from implementation of improvements and mitigation measures (where applicable).

Table 4.1-3
Site Improvements

Building/Facility	Severity of Visual Character/ Quality Impacts	Applicable Mitigation Measure(s)
Parking/Vehicular Entry Improvements	Less than Significant	N/A
Pedestrian Circulation	Less than Significant	N/A
Infrastructure Improvements	Less than Significant	N/A

N/A = Not Applicable

Proposed Parking Vehicular Entry and Pedestrian Circulation Improvements

Proposed parking/vehicular entry improvements and pedestrian circulation enhancements would generally have a less-than-significant effect on the existing visual character and quality of the Cypress College campus. While vehicle entryway improvements at the campus's three entrances and the introduction of new amenities (i.e., tables, chairs, benches, movable planters) to encourage socializing, lighting along dark corridors, continuous sidewalks, and better wayfinding would be noticeable to students and faculty on-campus, off-campus receptors would not generally be afforded views to such improvements due to intervening elements. In addition to

campus perimeter landscaping (i.e., trees around the interior loop road and along the three campus entry points) campus buildings partially block "areas of student gathering" and campus interior pedestrian routes from view at off-site locations. Also, improvements to existing campus elements (i.e., entry points, public spaces, and walks) would not entail the introduction of elements that are incompatible with a college environment. Activated public spaces and lighting on campus walks to promote safety are commonplace on college campuses and as such, these proposed improvements on Cypress College would not be out of character. Therefore, the implementation of proposed parking/vehicular entry improvements and pedestrian circulation enhancements would have an overall weak effect on the existing visual character and may in fact enhance the student experience on campus. Overall, impacts to the existing visual character and quality of the campus would be less than significant.

Infrastructure Improvements

With the exception of the installation of solar panel carports in the campus maintenance yard and Lot 2, proposed infrastructure improvements would generally go unnoticed by on- and off-site receptors. New utilities lines and HVAC infrastructure would be located belowground or within building systems and while students and faculty would directly benefit from these systems through more comfortable classroom environments, the infrastructure itself would not be overly visible. Depending on the ultimate height of solar panel carports, these improvements may be visible to off-campus receptors located southwest of Lot 2 and the Pacific Electric Railway Corridor. Although new vertical carport structures topped with solar panels may be visible to on- and off-campus receptors, the installation of carports in a relatively small (i.e., less than 1 acre) surface parking lot on the periphery of campus would not substantially alter the existing character of the larger Cypress College environment. Carports would be located adjacent to existing vertical features (buildings and trees) on campus Lot 2 and as such, the scale of the proposed structure would not create overly noticeable contrast with existing campus features. In addition, the presence of nearby buildings and trees would reduce the overall visibility of the structures from off-site locations. Proposed solar panels would not create glare that could be received by residents at off-campus locations to the southwest of Lot 2 because solar panels are by their nature absorptive of the sun's rays rather than reflective and because they would be located on the top of carports and not directed at any sensitive receptors. Glare is discussed below in the context of potential affects to daytime views in the area. Therefore, proposed infrastructure improvements are not anticipated to substantially alter or degrade the existing visual character or quality of the site and its surroundings and, as such, impacts would be less than significant.

Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Construction

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. As stated in Chapter 3, Project Description, construction activities would be conducted Monday through Friday from 7:00 a.m. to 8:00 p.m. and Saturday from 9:00 a.m. to 8:00 p.m. Although nighttime lighting would not generally be needed for construction activities, lighting may be needed during winter months when the hours of daylight are shorter than in other seasons of the year. When in use, nighttime lighting for construction would be focused on construction areas and in locations on campus under active construction. Lighting would operate on an as-needed basis within the general timeframe permitted by the City. In addition, construction lighting would be shielded and directed downward and would be of the minimum required intensity to provide for safe construction activity. Therefore, lighting necessary to conduct construction activities is not anticipated to result in substantial lighting that could affect nighttime views in the area. Impacts would be less than significant.

Operations

New Construction of Buildings and Facilities

Similar to existing campus buildings, new buildings and facilities on the Cypress College campus would include interior lighting for illumination of classrooms, instruction space, walkways, restrooms, and other areas, and exterior lighting for safety and security purposes. While it is assumed that new facilities would be constructed of similar materials as existing buildings in order to visually integrate into the existing campus environment, final building designs and materials have not yet been proposed or identified. Similarly, the specific lighting plan and intensity of new lighting sources to illuminate new buildings, facilities, and associated outdoor areas has not yet been developed. Therefore, because building materials and lighting plans have yet to be prepared for proposed buildings and facilities, light and glare generated by these project-level elements may adversely affect day- or nighttime views in the surrounding area. As such, lighting and glare are considered potentially significant impacts, and **MM-AES-1, MM-AES-2,** and **MM-AES-3** have been provided to reduce impacts to a less-than-significant level. Absent mitigation, impacts to day- and nighttime views resulting from the new construction of buildings and facilities could be potentially significant**.**

Lot 7 Parking Structure (Program-Level)

The proposed program-level parking structure would be constructed on the current site of Lot 7 in the northeastern portion of campus. While the parking structure could introduce 1,000 new parking spaces to the current parking inventory, details of the parking structure's exact footprint, height, design, and access points are not yet known. In addition, a specific lighting scheme has not yet been developed; however, it is assumed that lighting would be installed inside the parking structure for safety and security, and exterior lighting would be installed for the same purpose. Compared to existing surface parking lot lighting, the parking structure may include a greater number of lights and, as such, the parking structure could increase the potential for nighttime view impacts. Nearby sensitive receptors include a limited number of off-campus residences to the north. Because a specific lighting scheme has not yet been developed for the parking structure, lighting and glare are considered potentially significant impacts, and **MM-AES-3** has been provided to reduce impacts to a less-than-significant level. Absent mitigation, impacts to nighttime views resulting from the new construction of buildings and facilities could be potentially significant.

Renovation of Buildings and Facilities

While the renovation of buildings and facilities may entail the introduction of new energy-efficient interior and/or exterior lighting systems, these new systems would generally operate where existing lighting occurs. Furthermore, new lighting is proposed in public spaces to promote an increased sense of safety and security for students and faculty alike. As such, the replacement of existing lighting systems with new lighting systems would not result in substantial lighting that would substantially affect nighttime views in the area. Therefore, lighting and glare impacts resulting from the renovation of buildings and facilities would be less than significant.

Site Improvements

Proposed site improvements are not anticipated to result or create substantial new sources of light and/or glare. The installation of carport structures and solar panels would likely contribute additional sources of lighting to the southern portion of campus. If carport structures are constructed of shiny metallic materials, glare could be generated that may be received by a limited number of off-campus residents located to the southwest; however, the use of low-reflectivity materials is anticipated for the carport structure and would reduce glare potential. In addition, existing campus landscaping (i.e., trees) located to the west and south would partially screen carport structures (and any potential generated glare) from view. As stated previously, existing campus landscaping would partially screen views of the solar panels. Furthermore, proposed solar panels would not create glare that could be received by residents at off-campus

locations to the southwest of Lot 2 (solar panels are by their nature absorptive of the sun's rays rather than reflective) and as they would be located on the top of carports, they would not be directed at any sensitive receptors. New carport structures may require the installation of new lighting to ensure student safety and security. New lighting sources would be noticeable to off-campus residents in the area; however, existing lighting sources, including campus loop road lighting and parking lot lighting are operational in the area. In addition, carport lighting would be of a similar intensity as existing lighting in the area and would operate according to a similar schedule. Therefore, because nighttime lighting is a relatively common feature in the landscape and new lighting would operate on a limited schedule, new carport lighting would not adversely affect nighttime views in the area. Impacts would be less than significant.

4.1.5 Mitigation Measures

The following mitigation measures would reduce potential impacts to existing visual character and quality and new sources of substantial light and glare to a less-than-significant level.

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.

4.1.6 Level of Significance After Mitigation

Potential impacts to existing visual character associated with future development of the Lot 7 parking structure would be less than significant with implementation of **MM-CUL-1**. **MM-CUL-1** would ensure that the massing, scale, size, and architectural features of existing buildings are considered in the design and construction of new buildings such that new buildings are compatible with existing campus buildings constructed in the Brutalist architectural style.

With implementation of **MM-AES-1** through **MM-AES-3**, potential impacts to day or nighttime views resulting from the introduction of new substantial sources of light or glare would be less than significant. No residual lighting or glare impacts would occur with implementation of **MM-AES-1** through **MM-AES-3**.

4.1.7 Cumulative Impacts

Project- and program-level elements of the proposed project would be located within or immediately adjacent to the Cypress College campus, which is located within a generally urban setting in the City. As previously discussed in Section 4.1.3, there are no designated scenic vistas within the vicinity of the proposed project site and the proposed project would not damage scenic resources within a state scenic highway viewshed. As such, the proposed project would not contribute to a cumulative scenic vista or cumulative scenic highway viewshed impact. Mitigation has been proposed that would reduce potential impacts to existing visual character associated with select project- and program-level elements to a less-than-significant level. Future development on the Cypress College campus not included in the current Master Plan update may have the potential to contrast with the visual character embodied and displayed by existing campus facilities, and therefore, consideration of a unifying architectural style and design should also be incorporated into future campus planning and development. Realization of a unified campus appearance and a consistent visual character would ensure that impacts to visual character in the cumulative scenario are reduced to a less-than-significant level.

Regarding lighting, the urban setting surrounding the Cypress College campus supports numerous nighttime lighting sources and contains buildings and facilities that have incorporated glass features and other reflective elements. Because project- and program-level elements are anticipated to utilize similar lighting schemes and designs as currently used on campus and in the surrounding community, and because proposed buildings and structures would be constructed of similar building materials currently represented on campus facilities, potential cumulative impacts to day and nighttime views in the project area would be less than significant. Further, compatibility with existing building materials, lighting plans, and fixture types currently used on campus and in the surrounding area would ensure that future on- and off-campus development would not significantly affect day or nighttime views in the area. As such, the project would not contribute to a cumulative introduction of new source of substantial light and/or glare.

4.1.8 References

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