

**APPENDIX A**  
*NOP/Initial Study and Comment Letters*



# **Orange Coast College Vision 2020 Facilities Master Plan Initial Study**

*Prepared for:*

**Coast Community College District**  
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## ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
AB	Assembly Bill
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CMP	Congestion Management Program
CNRA	California Natural Resources Agency
District	Coast Community College District
EHS	Environmental Health and Safety Department
EIR	Environmental Impact Report
GHG	Greenhouse Gas
IS	Initial Study
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
OCC	Orange Coast College
PEIR	Program Environmental Impact Report
RWQCB	Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
SWPPP	Stormwater Pollution Prevention Program

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# **Orange Coast College Vision 2020 Facilities Master Plan Initial Study**

## **1.0 INTRODUCTION**

The Coast Community College District (District) is updating its Facilities Master Plan for all three of its Orange County campuses: Orange Coast College (OCC), Golden West College (GWC), and Coastline Community College (CCC). The Vision 2020 Facilities Master Plan provides an analysis of the evolving student body and makes planning recommendations based on their educational needs. The District is undertaking a comprehensive improvement and building program to meet enrollment needs and to make the upgrades and repairs of existing buildings as well as to construct new facilities to improve the safety and educational experience of those attending the colleges in accordance with Measure M. Measure M was passed in November 2012 and issued \$698 million in bonds to fund the expansion of courses and academic buildings in engineering, math, science, and technology, as well as to upgrade technologies, construct and repair facilities, and improve resources for active military personnel and veterans at all three District campuses.

At OCC, the District plans to construct new, larger buildings housing similar disciplines and replace the smaller and spatially less efficient classroom buildings in the center of the campus in addition to implementing various parking and pedestrian circulation improvements. An increase in attendance of out-of-district students at OCC is projected in the Facilities Master Plan; as a result, an increase in commuter students is expected. Therefore, the reconfiguration of existing parking lots, the creation of an off-campus multilevel parking structure, and the improvement of vehicular entryways are planned to alleviate traffic and parking issues.

## **1.1 California Environmental Quality Act Compliance**

The California Environmental Quality Act (CEQA) serves as the main framework of environmental law and policy in California. CEQA emphasizes the need for public disclosure and identifying and preventing environmental damage associated with proposed projects. Unless the project or program is deemed categorically exempt, CEQA is applicable to any project or program that must be approved by a public agency in order to be processed and established. This proposed project does not fall under any of the statutory or categorical exemptions listed in the 2013 CEQA Statute and Guidelines (California Public Resources Code, Section 21000 et seq.; 14 CCR 15000 et seq.), and therefore must meet CEQA requirements.

Considering the proposed project has the possibility of creating a significant impact, the preparation of an Environmental Impact Report (EIR) is required by CEQA. The EIR will be analyzed at a program level as the proposed project fits under the scope of a Program EIR, as stated in Section 15168(a) of the

# **Orange Coast College Vision 2020 Facilities Master Plan Initial Study**

CEQA Statute and Guidelines: A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

1. Geographically,
2. A[s] logical parts in the chain of contemplated actions,
3. In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
4. As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways (14 CCR 15000 et seq.).

## **1.2 Purpose of the Notice of Preparation and Initial Study**

The intent of this document is to provide an overview and analysis of the environmental impacts associated with the project proposed (the implementation of the Vision 2020 Facilities Master Plan) for OCC by the District. This document is accessible to the public, in accordance with CEQA, in order to receive feedback and input to be discussed in the Program Environmental Impact Report (PEIR).

## **1.3 Availability of the Notice of Preparation and Initial Study**

The Initial Study/Notice of Preparation (IS/NOP) for OCC is being distributed directly to numerous agencies, organizations, and interested groups and persons during the scoping period. The IS/NOP is also available for review at the following locations:

- Coast Community College District Headquarters, 1370 Adams Avenue, Costa Mesa, California 92626
- Mesa Verde Branch Library, 2969 Mesa Verde Drive, Costa Mesa, California 92626

In addition, the IS/NOP is available online through the District website (<http://www.cccd.edu/news/publications.aspx>).

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## **2.0 PROJECT LOCATION**

OCC occupies an approximately 160-acre site in the City of Costa Mesa in central Orange County. The project site is surrounded by the Cities of Santa Ana to the north, Fountain Valley and Huntington Beach to the west, Newport Beach to the south, and Irvine to the east. Figure 1 shows the campus's regional location. Specifically, OCC is bounded by Adams Avenue to the north, Fairview Road to the east, Merrimac Way to the south, and Harbor Boulevard to the west (see Figure 2). North of the site, across Adams Avenue, are high-density residential developments, and low-density residential developments are south of Merrimac Way. Costa Mesa High School and the Orange County Fair & Event Center (OC Fairgrounds) are located to the east across Fairview Road, and commercial and residential development is located to the west of the campus along Harbor Boulevard. The District headquarters is located on the north side of Adams Avenue just west of the Adams Avenue entry to the campus. Primary freeway access to the campus would be via Interstate 405 and State Routes 55 and 73, which are within minutes of the campus.

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## 3.0 PROJECT DESCRIPTION

OCC is the District's oldest campus, with facilities dating to the late 1940s. The original campus concept supported smaller buildings, which are outdated for today's instructional needs. The intent is to replace these smaller buildings in the inner core of campus with larger buildings that will house similar disciplines and programs. The plan also includes opening the inner core of campus to pedestrians and relocating roadways to the perimeter. OCC had an enrollment of 25,947 students in 2009 and is projected to grow to 28,332 students in 2020, representing a 0.84% annual average growth rate (District 2011). Weekly student contact hours are also expected to increase from 329,970 in fall 2009 to 388,143 in fall 2020, as shown in Table 1. The Vision 2020 Facilities Master Plan identifies a need for an additional 100,000 assignable square feet of academic space at OCC by 2020 to accommodate this growth.

**Table 1**  
**Orange Coast College Planning Projections**

Timing	Weekly Student Contact Hours	Unduplicated Student Enrollment
Fall 2009	329,970	25,947
Fall 2020	388,143	28,332

Source: District 2011.

OCC offers technical education courses but primarily focuses on transfer and general education, as 80% of weekly student contact hours in the fall 2009 semester were associated with courses in literature and languages, math and science, social and behavioral science, visual and performing arts, and consumer and health sciences (District 2011). Considering the projected enrollment growth and the popularity of general education courses, the District proposes construction of a Business/Math/Computing Center, a Language Arts and Social Sciences Building, a Multidisciplinary Building, and expansion and renovation of the Chemistry Building.

The Vision 2020 Facilities Master Plan examined enrollment trends for the fall semesters of the years 1999 and 2009 and concluded that there was an overall increase in the percentage of out-of-district students from 41.9% to 48.0% in comparison to in-district students, which saw a decrease from 58.0% to 52.0%, as presented in Table 2. It is projected that there would be a 50-50 balance between in-district and out-of-district students in the future, which suggests an increase in commuting students. Student housing, reconfiguration of existing parking lots, and a possible off-site multilevel parking structure shared with the OC Fairgrounds are proposed by the District to accommodate this trend.

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**Table 2**  
**Orange Coast College Enrollment Trends by Location**

Source/Location	Fall 1999	Fall 2009
In-district students	58.0%	52.0%
Out-of-district students	41.9%	48.0%

Source: District 2011.

The District would like to increase entrepreneurial activities and attract visitors to the campus through the development of new facilities and the improvement of programs in place. A recycling center on the north side of campus is currently in use by residents of Costa Mesa, as the city does not offer curbside recycling services. Improvements include the expansion of the center and reconfiguration to alleviate traffic congestion on Adams Avenue. A mixed-use housing/retail development on the corner of Merrimac Way and Fairview Road would provide services for campus students, employees, and visitors. Additional revenue generated by the bookstore and food service facilities is expected upon the construction of a new Student Union/Bookstore/Culinary Arts/Student Success Center. A new Planetarium would not only serve as an educational resource for OCC students, but would also attract K–12 students and other visitors.

## **3.1 Project Objectives**

- Provide the building space to meet the District’s instructional needs and academic mission.
- Update and modernize existing building space to meet the District’s instructional needs.
- Accommodate growth in the student body over the planning horizon.
- Provide joint venture and entrepreneurial opportunities that generate revenue and support the academic needs and mission of the campus.
- Provide on-campus student housing.
- Foster projects that support innovative solutions to reduce resource consumption and support environmentally responsible practices to change behavior in the campus community and beyond.

## **3.2 Environmental Setting**

Once part of the Santa Ana Army Air Base developed during World War II, OCC still remains under government ownership and is designated as Public/Institutional Land (City of Costa Mesa 2002). Currently, OCC houses more than 80 buildings, which occupy 651,951 assignable square feet (District 2011). The northwest corner currently contains undeveloped land, some of which is used for parking. Classrooms and academic buildings are predominantly in the center to the south end of the campus. Athletic buildings and fields make up the majority of the northeast

## Orange Coast College Vision 2020 Facilities Master Plan Initial Study

corner of the site. Parking lots are located all throughout the campus, but are mainly found along the perimeter. The OC Fairgrounds parking lot across Fairview Road serves as additional off-site parking for students. An additional feature to this campus is a recycling center on the north side of the campus, which provides additional revenue to OCC.

### **3.3 Proposed Master Plan Elements**

Based on the information contained in the Vision 2020 Facilities Master Plan, some Master Plan elements (identified below) would be assessed at the program level because specific project details are not known at this time. A few of these elements are dependent upon a future joint-venture partnership between the District and the OC Fairgrounds or a developer yet to be identified. Project-specific plans would be developed after the joint venture was initiated. Other Master Plan elements (identified below) have detailed information available and would receive project-level assessment. See Figure 3 for existing campus land uses and Figure 4 for proposed campus land uses.

Program elements include:

- **Mixed-use development at the corner of Fairview Road and Merrimac Way.** This project would consist of commercial/retail uses on the street level and student residential on the upper levels. The District envisions a private partner that has yet to be identified.
- **A student housing project (approximately 1,300 beds) at the corner of Adams Avenue and the campus entry.** The proposed approximately 200,000-square-foot facility would be supported by a private partner.
- **Multifamily residential housing.** The District site adjacent to District headquarters on Pinecreek Lane is identified for multifamily residential development (e.g., senior housing or market-rate housing) in the Facilities Master Plan. A private partner is envisioned that has yet to be identified.
- **New Planetarium.** This proposed 9,300-square-foot facility would be used by the college and the community and is sited to allow for public access from the Merrimac lot.
- **New Student Union/Bookstore/Culinary Arts/Student Success Center.** This project is planned to be developed slightly north of the corner of Fairview Road and Merrimac Way. **New Administration Building.** This building may be integrated with the new Student Union.

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Project elements include:

- **Recycling center expansion and circulation/parking improvements.** The proposed location for these improvements is on the north side of campus where the existing recycling center is located.
- **A new parking structure either on campus or off campus.** The off-campus parking structure may be a Fairgrounds Parking Structure with shared parking between the OC Fairgrounds and the District. If constructed on campus, the parking structure would be located in Parking Lot E.
- **Reconfigured Parking Lot E.**
- **Reconfigured campus entries at Monitor Way, Pirate Way and Arlington Avenue.**
- **Renovation and expansion of the Chemistry Building.**
- **New Business, Math, and Computing Center.**
- **New Language Arts and Social Science Building.**
- **New Multidisciplinary Building. Pedestrian circulation enhancements. New Adaptive PE Facilities, Mens and Womens Locker Rooms, Pools, and Fitness Facilities.**

Additional detail about these project elements is provided in this section.

### **Recycling Center Expansion and Circulation/Parking Improvements**

The District proposes to expand the existing recycling center for the purposes of accommodating recycling demand in the City of Costa Mesa, which does not have curbside recycling. The expansion would primarily enhance pedestrian and vehicular safety on approach to and within the recycling center. The proposed expansion would include a deceleration lane on Adams Avenue so that vehicles intending to enter the site can move out of the flow of traffic on Adams Avenue more quickly. It would also provide greater on-site space for visitors to drop sorted recyclable materials at designated areas; landscaped frontage along Adams Avenue; an area for composting; raised planter beds; outdoor instructional space; a 2,500-square-foot covered storage area for trucks, forklifts, and equipment; and 50- by 40-foot modular spaces for storage. A 54-foot truck turnaround area would be provided for vehicles transporting recyclable materials out of campus. Standard roll-off trucks would deliver materials from campus six times a week between the hours of 9 a.m. and 5 p.m. Semi-trucks and 55-foot flatbed trucks would pick up recyclable waste once a month. All trucks would access the recycling center from the interior of the campus. The expansion of the site would also involve increasing the number of parking spaces from approximately 8 to 45 dedicated spaces.

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### **OC Fairgrounds Parking Structure**

The District proposes, in partnership with the State of California, to construct up to a four-level parking structure for 2,000 vehicles on an existing OC Fairgrounds lot at the corner of Fairview Road and Arlington Avenue. The lot is owned by the State of California and is currently being used by the District for student parking as part of a shared-use agreement. The existing parking lot can accommodate approximately 500 vehicles, and the proposed parking structure would accommodate an increase of approximately 1,500 vehicles. It is envisioned that the parking structure would be used by students attending regularly scheduled classes and by patrons of OCC's Robert B. Moore Theatre. Vehicle entry into the parking structure is planned for the north, south, and east sides. If a parking structure is not constructed off campus, an alternative parking structure would be constructed on-campus in Parking Lot E.

### **Reconfigured Parking Lot E**

Parking Lot E, located in the southwestern corner of the campus, is one of the largest student lots at OCC. Reconfiguration of this parking lot would include development of a primary entry from Merrimac Way, as well as two secondary entries from Merrimac Way. Parking Lot E would serve as an alternative site for the OC Fairgrounds Parking Structure.

### **Reconfigured Campus Entry at Monitor Way, Pirate Way and Arlington Avenue**

These entries from Fairview Road would be enhanced with the addition of formal gateways and marked pedestrian drop-off points. The enhancement of these entries would be coordinated with the replacement of the Student Union/Bookstore/Culinary Arts/Student Success Center/Administration Building, and Adaptive PE Facilities in order to enhance the visibility of these facilities.

### **New Business, Math and Computing Center**

A new Business, Math, and Computing Center is proposed in the center of campus, just south of Le Bard Stadium and north of the central quad. The new building would be 75,080 square feet and would house the business, math, and computing programs.

### **New Language Arts and Social Science Building**

A new Language Arts and Social Science Building is proposed in the center of campus, just south of Le Bard Stadium and north of the central quad to the east of the proposed new Business, Math, and Computing Center. The new building would be 107,760 square feet and would house language arts and social science programs.

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## **New Multidisciplinary Building**

A new Multidisciplinary Building is proposed south of Lot F and west of the new Business, Math, and Computing Center. The new building would house a variety of programs, including business, math, computing, language arts, and social sciences. New Adaptive PE Facilities, Men's and Women's Locker Rooms, Pools and Fitness Facilities New adaptive PE and fitness facilities, men's and women's locker rooms, and swimming/dive pools are proposed north of the existing Locker Room and Gymnasium Facilities and northeast of the Track and Field. These buildings may include remodeling existing facilities or new buildings/structures.

### **3.3.1 Proposed Building Renovations/Modernization**

The following are proposed for renovation and would be addressed at the project level:

- Chemistry Building—Renovation and expansion of current Chemistry building
- Skill Center—Renovation of current Skill Center in order to meet instructional demands
- College Support Center—Renovation of the current Literature and Languages Building to provide centralized instructional support services
- Auditorium—Renovation of current Auditorium in order to meet academic demands.

### **3.3.2 Site Improvement Elements**

#### **Pedestrian Circulation**

The Vision 2020 Facilities Master Plan builds on the existing pedestrian pathways, completing the pedestrian connectivity around the central quad. Pedestrian pathways are shown on Figure 5.

#### **Other Improvements**

Pedestrian nodes or plazas would include campus maps for wayfinding and seating for information interaction. Pedestrian pathways would be landscaped to signify that they are entryways into the campus. A third food service location would be added to the west side of campus, which would help create another student hub supporting that side of campus.

## **3.4 Project Phasing**

The Vision 2020 Facilities Master Plan would be implemented over 8 academic years in three phases. The proposed construction phasing is outlined below.

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## **Phase 1 (2013–2015)**

- Recycling Center Expansion and Circulation/Parking Improvements
- Business, Math, and Computing Center
- Administration Building/Student Union/Instructors Classrooms
- Planetarium.
- Reconfiguration of Parking Lot E
- OC Fairgrounds Parking Structure or Lot E Alternative Parking Structure.

## **Phase 2 (2015–2017)**

- Adaptive Physical Education, Gymnasium, Pool Construction
- Administrative/Student Support Center
- Student Services Improvements
- Student Union/Bookstore/Culinary Arts/Student Success Center
- Student Housing Project

## **Phase 3 (2017–2021)**

- Skill Center Renovation

## **College Support Center** **Unscheduled Projects**

- Multidisciplinary Building (Behavioral & Social Science / Literature & Languages)
- Mixed-Use Development
- Language Arts/Social Sciences Building
- Chemistry Building Expansion/Renovation.

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## **4.0 PUBLIC REVIEW PROCESS**

### **Required Permits and Approvals**

The lead agency, the District, is responsible for CEQA clearance and site plan review. A public agency, other than the lead agency, that has discretionary approval over the project is known as a “responsible agency,” as defined by the CEQA Guidelines (14 CCR 15000 et seq.). The responsible agencies and their corresponding approvals for this project include the following:

#### **State of California**

- Division of the State Architect (approval of construction drawings)
- Department of Toxic Substances Control
- State of California General Services Agency for the OC Fair & Event Center (Fairgrounds Parking Structure is on state-owned land).

#### **Regional Agencies**

- Santa Ana Regional Water Quality Control Board (National Pollutant Discharge Elimination System Permit Program).

#### **City of Costa Mesa**

- Department of Public Works (traffic)
- Fire Department (emergency access)

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## 5.0 SUMMARY OF FINDINGS

The District finds that the project could have a significant adverse effect on the environment based on the results of the Initial Study Checklist, as described in Section 6.0. Potentially significant effects have been identified, and the District has decided to prepare a PEIR to address these impacts:

1. **Aesthetics:** The proposed project could have a substantial effect by degrading the existing visual quality of a site or creating a new source of substantial light or glare. See Section 6.1, Aesthetics, for additional information.
2. **Agriculture and Forestry Resources:** The proposed project would not have an impact on agricultural resources. See Section 6.2, Agriculture and Forestry Resources, for additional information.
3. **Air Quality:** Short-term, construction-related impacts are anticipated to occur due to fugitive dust and emissions from vehicles. The operational phase of the project could also result in a substantial increase in emissions. In order to accurately determine the project's potential impacts on air quality, further analysis will be required. Impacts are considered potentially significant. See Section 6.3, Air Quality, for additional information.
4. **Biological Resources:** The proposed project could result in significant impacts to special-status wildlife and plant species and habitat on the project site and could interfere substantially with the movement of a migratory wildlife species. These issues will be analyzed further in the PEIR. Impacts are considered potentially significant. See Section 6.4, Biological Resources, for additional information.
5. **Cultural Resources:** The proposed project could have the potential to expose cultural, archaeological, or paleontological resources during ground-disturbing activities, or cause a substantial adverse change in the significance of a historical resource. Impacts are considered potentially significant. See Section 6.5, Cultural Resources, for additional information.
6. **Geology and Soils:** The proposed project could expose people or structures to adverse risks associated with hazardous geologic or soil conditions. Impacts are considered potentially significant. See Section 6.6, Geology and Soils, for more information.
7. **Greenhouse Gas Emissions:** The proposed project would result in temporary construction-related emissions. During the operational phase, emissions would also increase due to higher energy usage. In order to accurately determine the proposed project's potential impacts on GHG emissions, further analysis will be required. Impacts are considered potentially significant. See Section 6.7, Greenhouse Gas Emissions, for additional information.

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8. **Hazards and Hazardous Materials:** The proposed project could introduce hazardous materials to people or the environment. See Section 6.8, Hazards and Hazardous Materials, for additional information.
9. **Hydrology and Water Quality:** Construction activities associated with implementation of the proposed project could have the potential to result in temporary construction-related impacts on water quality from erosion and sedimentation. Proposed project operation could violate water quality standards or waste discharge requirements, deplete groundwater supplies, and degrade water quality. Impacts to hydrology and water quality will be analyzed further in the PEIR. See Section 6.9, Hydrology and Water Quality, for additional information.
10. **Land Use and Planning:** The proposed project would have a less than significant impact on land use and planning. See Section 6.10, Land Use and Planning, for more information.
11. **Mineral Resources:** The proposed project would not have an impact on mineral resources. See Section 6.11, Mineral Resources, for additional information.
12. **Noise:** The proposed project could expose persons to noise levels that exceed standards or to excessive ground-borne vibration or ground-borne noise levels, and result in a substantial permanent, temporary, or periodic increase in ambient noise levels during construction or operation of the proposed project. Noise impacts will be analyzed further in the PEIR. Refer to Section 6.12, Noise, for more information.
13. **Population and Housing:** The proposed project would not divide an established community or displace people or housing. However, the proposed project could stimulate growth. This impact will be analyzed further in the PEIR as discussed in Section 6.13, Population and Housing.
14. **Public Services:** The proposed project could result in impacts to fire protection, police protection, and schools due to access issues and possible disturbances from project construction and operation. See Section 6.14, Public Services, for additional information.
15. **Recreation:** The proposed project would not have an impact on recreational facilities. See Section 6.15, Recreation, for additional information.
16. **Transportation/Traffic:** During construction and operation of the proposed project, increases in traffic due to construction worker commutes, equipment and materials deliveries, and increases in student enrollment and campus visitors may occur. The proposed project could also introduce hazards to roadways, walkways, and bike paths. This impact will be analyzed further in the PEIR. See Section 6.16, Transportation and Traffic, for additional information.

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17. **Utilities and Service Systems:** The proposed project could have a significant impact to utilities and service systems, as the project may require the construction of new stormwater drainage facilities and water and wastewater treatment facilities and could require new or expanded water entitlements or resources. The proposed project would be required to comply with solid waste statutes and would be required not to adversely impact landfill capacity. See Section 6.17, Utilities and Service Systems, for additional information.
18. **Mandatory Findings of Significance:** The proposed project could result in significant impacts. See Section 6.18, Mandatory Findings of Significance, for more information.

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### 6.0 INITIAL STUDY CHECKLIST

**1. Project title:**

Orange Coast College Vision 2020 Facilities Master Plan Program Environmental Impact Report

**2. Lead agency name and address:**

Coast Community College District  
1370 Adams Avenue  
Costa Mesa, California 92626

**3. Contact person and phone number:**

Jerry Marchbank, Senior Director, Facilities, Planning and Construction, 714.438.4731

**4. Project location:**

Orange Coast College  
2701 Fairview Road  
Costa Mesa, California 92626

**5. Project sponsor's name and address:**

Coast Community College District  
1370 Adams Avenue  
Costa Mesa, California 92626

**6. General plan designation:**

Public/Institutional

**7. Zoning:**

Institutional and Recreational

**8. Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

The District plans to prepare a Program Environmental Impact Report (PEIR) to provide the public and responsible agencies with information about the potential environmental effects of the proposed Vision 2020 Facilities Master Plan improvements for Orange Coast College (OCC), located in Costa Mesa, California. The Vision 2020 Facilities

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Master Plan provides an analysis of the evolving student body and makes planning recommendations based on educational needs. The Coast Community College District

(District) is undertaking a comprehensive improvement and building program to meet enrollment demands and to make the upgrades and repairs of existing buildings as well as constructing new facilities to improve the safety and educational experience of those attending the colleges in accordance with Measure M.

### **9. Surrounding land uses and setting (Briefly describe the project's surroundings):**

The proposed project site is an approximately 160-acre site located in the City of Costa Mesa in central Orange County. The project site is surrounded by the Cities of Santa Ana to the north, Fountain Valley and Huntington Beach to the west, Newport Beach to the south, and Irvine to the east. Specifically, OCC is bounded by Adams Avenue to the north, Fairview Road to the east, Merrimac Way to the south, and Harbor Boulevard to the west. North of the site, across Adams Avenue, are high-density residential developments, and low-density residential developments are south of Merrimac Way. Costa Mesa High School and the OC Fair & Event Center (OC Fairgrounds) are located to the east across Fairview Road, and commercial and residential development is located to the west of the campus along Harbor Boulevard. The District headquarters is located on the north side of Adams Avenue just west of the Adams Avenue entry to the campus.

### **10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

- Division of the State Architect for approval of construction drawings
- Department of Toxic Substances Control for any activity that may involve the hazardous waste handling and disposal
- State of California General Services Agency for the OC Fair & Event Center as the Fairgrounds Parking Structure is on state-owned land
- Occupational Health and Safety Administration to be notified of the proposed construction, renovation, and demolition plans
- Santa Ana Regional Water Quality Control Board for the issuance of a National Pollutant Discharge Elimination System Permit
- Costa Mesa Department of Public Works for activities that could impact traffic
- Costa Mesa Fire Department for review of project design regarding emergency access
- Costa Mesa Building Division for issuance of building permit.

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## 6.1 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics                 | <input type="checkbox"/> Agriculture and Forestry Resources         | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources       | <input checked="" type="checkbox"/> Cultural Resources              | <input checked="" type="checkbox"/> Geology and Soils                  |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions   | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology and Water Quality        |
| <input type="checkbox"/> Land Use and Planning                 | <input type="checkbox"/> Mineral Resources                          | <input checked="" type="checkbox"/> Noise                              |
| <input checked="" type="checkbox"/> Population and Housing     | <input checked="" type="checkbox"/> Public Services                 | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Transportation and Traffic | <input checked="" type="checkbox"/> Utilities and Service Systems   | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

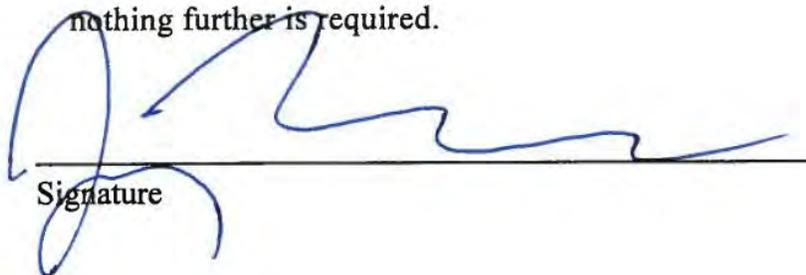
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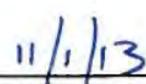
## 6.2 Determination

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

### **6.3 Evaluation of Environmental Impacts**

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

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## 6.3.1 Aesthetics

I. AESTHETICS – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a) *Would the project have a substantial adverse effect on a scenic vista?***

***Less Than Significant Impact.*** The proposed project involves the construction of a variety of structures, pedestrian and access road improvements, and landscaping improvements on the Orange Coast College (OCC) campus as part of the Vision 2020 Facilities Master Plan. Some of the structures would be large, multistory buildings, which could obstruct views of the surrounding area. Construction activities, including grading and excavation, could have a temporary impact on views due to the presence and staging of equipment. However, the area surrounding the project site is characterized by residential and commercial uses. The City of Costa Mesa 2000 General Plan does not identify any scenic areas, vistas, or corridors in the vicinity of the campus (City of Costa Mesa 2002). The closest nature preserves are the Upper Newport Bay Nature Preserve and the Talbert Nature Preserve. The edge of the Upper Newport and the Talbert Nature Preserve are approximately 1.5 and 1.9 miles away, respectively; therefore, the project site is sufficiently far away that implementation of the proposed project would not interfere with any preserve-associated vistas. There are no scenic vistas within the vicinity of the proposed project site; therefore, impacts would be less than significant. This topic will not be analyzed further in the Program Environmental Impact Report (PEIR).

**b) *Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?***

***Less Than Significant Impact.*** The proposed project involves the construction of a variety of structures on the OCC campus, some of which could obstruct views of the

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surrounding area. Construction activities, including grading and excavation, could have a temporary impact on views due to the presence and staging of equipment. However, the project would not have an impact on scenic resources associated with a state scenic highway. According to the California Department of Transportation (Caltrans 2013), the nearest eligible scenic roadway is the stretch of the Pacific Coast Highway (State Route 1 (SR 1)) from San Juan Capistrano to Long Beach, which is approximately 3 miles from the project site at its closest point. This highway is not an officially designated scenic roadway, but it is considered eligible. There are no designated scenic roadways within the project vicinity. There are no other scenic resources near or within the proposed project site that are visible from a scenic roadway. The proposed project would not damage scenic resources within a state scenic highway and no further analysis is required. This topic will not be analyzed further in the PEIR.

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

***Potentially Significant Impact.*** The proposed project entails implementation of the Vision 2020 Facilities Master Plan for the OCC campus. Because it introduces a wide variety of projects to the campus, implementation of the proposed project could substantially impact the visual character and quality of the site and its surroundings. The focus of much of the proposed project is on the campus periphery (new and renovated buildings), which would be most visible to surrounding viewers. The District's intent is to replace smaller, outdated buildings in the inner core of campus with larger buildings that house similar disciplines and programs and create pedestrian walkways and roadways, and these modifications would have visual impacts. The intent of these modifications would be to improve pedestrian circulation, increase the amount of open space on campus, and create a cohesive physical image and clear entry pathways and signage. The visual character and quality of the project site would be enhanced through the construction of facilities with consistent architectural themes. The proposed project could possibly degrade the view for residents located north, west, and south of the campus. Impacts are potentially significant and will be examined further in the PEIR.

- d) ***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 Impact.*** New sources of light and glare could be introduced as a result of the proposed project. Additional exterior and interior lighting would likely be added upon construction of the new facilities. Windows and other reflective features associated with newly renovated and constructed facilities could also introduce glare to

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the project site and the surrounding areas. Although light and glare considerations would be factored into the proposed project design, further analysis is necessary to prevent light and glare from adversely affecting day or nighttime views in the area. Impacts are potentially significant and will be analyzed further in the PEIR.

### 6.3.2 Agriculture and Forestry Resources

<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) ***Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?***

***No Impact.*** The proposed project would not convert Farmland to non-agricultural use. A parcel of Unique Farmland, located in Huntington Beach, is east of and runs parallel to

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the Santa Ana River. This Farmland is located approximately 1.5 miles east of the campus and appears to contain greenhouses and small rows of various crops. A parcel of land considered to be Farmland of Statewide Importance and Prime Farmland that currently appears to be undeveloped is located approximately 1 mile north of the campus, in the City of Costa Mesa (CDC 2013). The proposed project would not occur within these isolated Farmland locations, and would not result in the conversion of this land to non-agricultural use. This issue will not be analyzed further in the PEIR.

***b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?***

***No Impact.*** The Williamson Act, also known as the California Land Conversion Act of 1969 (California Government Code Section 51200 et seq.), preserves agricultural and open space lands from the conversion to urban land uses by establishing a contract between local governments and private landowners to voluntarily restrict their land holdings to agricultural or open space use. The project site is not located on any lands with Williamson Act contracts. The proposed project location is designated as Institutional and Recreational Land, according to the City of Costa Mesa 2000 General Plan (City of Costa Mesa 2002), and is therefore not zoned for agricultural use. The surrounding areas are designated as Commercial-Limited, Single-Family Residential, Multiple-Family Residential, Institutional and Recreational, and Local Business land use types. None of these zones allow agricultural uses; therefore, no conflict with agricultural zoning exists. According to the General Plan, no areas within the city are considered Agricultural land use type and therefore the proposed project has no impact on agriculturally zoned land. No further analysis is required and this topic will not be included in the PEIR.

***c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?***

***No Impact.*** No land within the City of Costa Mesa is zoned as forest land, timberland, or timberland zoned Timberland Production, according to the City of Costa Mesa 2000 General Plan (City of Costa Mesa 2002). Therefore, the proposed project site would not conflict with existing zoning or cause rezoning of any of any forest or timberland, as none of those land types are located within the vicinity of the project site. No further analysis is required regarding this issue and it will not be included in the PEIR.

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- d) *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

**No Impact.** The proposed project is located in an urban, developed area and is not located within or in the vicinity of forest land. The closest forests are the Cleveland National Forest (to the east of Orange County) and the Angeles National Forest (north of Los Angeles) (USFS 2013). There are no state forests within Orange County. The proposed project would not contribute to the loss of forest land; therefore, there is no impact and this issue will not be included in the PEIR.

- e) *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

**No Impact.** No Farmland or forest land exists within the vicinity of the proposed project site, as described in Sections 6.3.2(a)–6.3.2(d). Therefore, no farmland or forests would be converted for non-agricultural or non-forest use due to the proposed project. No impact on Farmland or forest land would occur due to the proposed project; therefore, no further analysis is required. This issue will not be included in the PEIR.

### 6.3.3 Air Quality

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

**Potentially Significant Impact.** The City of Costa Mesa is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Air Quality Management Plan, prepared by SCAQMD, incorporates planning projections to devise a plan to meet federal and state air quality requirements. The proposed project would increase air pollutants in the short term due to construction activities, and long-term increases would likely result from an increase in student enrollment. An increase in commuting students and visitors, projected by the Vision 2020 Facilities Master Plan, would likely result in an increase in vehicular pollutants as well as pollutants associated with campus operations compared to the current campus emission levels. Campus energy demands would likely increase due to expanded enrollment and the increased number of buildings on campus, contributing to an increase of greenhouse gas (GHG) emissions. These scenarios would introduce more air pollutants into the proposed project area and could potentially obstruct implementation of the Air Quality Management Plan. These issues will be analyzed further in the PEIR.

- b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

**Potentially Significant Impact.** The proposed project could violate an air quality standard or contribute substantially to an air quality violation. Construction of the proposed project would result in a temporary addition of pollutants to the local airshed caused by soil disturbance, dust emissions, and combustion pollutants from on-site construction equipment, as well as from construction worker vehicles, vendor/delivery trucks, and off-site haul trucks. Oxides of nitrogen (NO<sub>x</sub>) and carbon monoxide (CO) emissions would primarily result from the use of construction equipment and motor vehicles. Fugitive dust emissions would primarily result from trenching and grading activities. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation, and, for dust, the prevailing weather conditions.

Long-term air pollution could result from vehicular emissions and campus operations. An increase in student enrollment, projected by the Facilities Master Plan, could contribute to additional NO<sub>x</sub> and CO emissions. Campus energy demands would likely increase due to the development of the new buildings, contributing to an increase of GHG emissions. In order to determine the proposed project's potential for violating any air quality standards, further analysis is required and will be included in the PEIR.

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- c) ***Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?***

***Potentially Significant Impact.*** The proposed project could result in a cumulatively considerable net increase of criteria pollutants that are under non-attainment under a federal or state standard. Criteria pollutants under non-attainment in the South Coast Air Basin include ozone (O<sub>3</sub>) and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) (SCAQMD 2013). Ozone emitted from construction vehicles and commuter vehicles could contribute to long-term air quality impacts. Particulate matter emitted from construction activities could contribute to temporary impacts. Further investigation is required in order to determine the proposed project's potential to result in a considerable net increase of these criteria pollutants. These issues will be analyzed further in the PEIR.

- d) ***Would the project expose sensitive receptors to substantial pollutant concentrations?***

***Potentially Significant Impact.*** Sensitive receptors include population groups that are susceptible to the effects of air pollutants. Sensitive receptors include the elderly, children, those with serious medical conditions, or any other group considered sensitive to the harmful effects of air pollutants. Sensitive receptors located within the vicinity of the campus include Costa Mesa High School, Middle College High School, Davis Magnet School, College Park Elementary School, Adams Elementary School, Sonora Elementary School, Killybrooke Elementary School, Paularino Elementary School, and surrounding residential neighborhoods. Substantial pollutant concentrations could be emitted as a result of project construction activities and campus operations. Further analysis is required regarding the amount of emitted pollutants and whether this would be considered substantial. This issue will be analyzed further in the PEIR.

- e) ***Would the project create objectionable odors affecting a substantial number of people?***

***Potentially Significant Impact.*** It is possible that odors could be released during construction activities and while the new facilities are in operation. Preconstruction and construction activities include grading and painting, which could result in the temporary release of objectionable odors. While in operation, odors associated with waste and chemicals used for cleaning and facility maintenance could be released from the project site. This issue will be analyzed further in the PEIR.

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### 6.3.4 Biological Resources

Information in this section is based on a general reconnaissance biological survey conducted by Dudek biologist Johanna Page on August 6, 2013. A biological resources letter report will be prepared for the PEIR.

IV. BIOLOGICAL RESOURCES – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game <sup>1</sup> or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup> The California Department of Fish and Game (CDFG), effective September 2012, has changed its name to the California Department of Fish and Wildlife (CDFW).

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- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**Potentially Significant Impact.** Cooper's hawk (*Accipiter cooperii*), a species on the California Watch List, has the potential to nest in tall ornamental trees within the proposed project site, according to a general reconnaissance biological survey conducted on the OCC campus. If trees were to be removed during proposed project activities, this could have a substantial adverse effect on this special-status avian species. Therefore, impacts are potentially significant. Further analysis is required and will be included in the PEIR.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

**No Impact.** The proposed project site is composed of developed, disturbed, eucalyptus woodland, ornamental plantings, and ruderal vegetation communities/land covers, according to a general reconnaissance biological survey conducted on the OCC campus (see Figure 6). These are not considered to be native plant communities. The project site is not located in riparian habitat or a sensitive natural community, and would not have an adverse effect on these habitats. Therefore, no impacts would occur and no further analysis is required. This topic will not be analyzed further in the PEIR.

- c) *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

**No Impact.** According to a general reconnaissance biological survey conducted on the OCC campus, the proposed project site is composed of developed, disturbed, eucalyptus woodland, ornamental plantings, and ruderal vegetation communities/land covers (see Figure 6). The proposed project site does not contain federally protected wetlands and therefore no impacts would occur. This topic will not be analyzed further in the PEIR.

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- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

**Potentially Significant Impact.** The proposed project site contains stands of Australian eucalyptus trees and ornamental trees, which provide nesting and perching sites for several raptor species, according to a general reconnaissance biological survey conducted on the OCC campus. Cooper's hawks, which have been identified in urban and suburban areas, have the potential to nest in these types of trees. Construction activities or removal of these trees could create disturbances or interfere with the movement of Cooper's hawks or impede their use of these habitats. Further analysis is required and will be included in the PEIR.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

**Less Than Significant Impact.** The proposed project would follow all guidelines established by the City of Costa Mesa's Streetscape and Median Development Standards (City of Costa Mesa 2008). The District would obtain a permit from the City if new trees or landscaping would be added to or removed from the public right-of-way. Impacts are less than significant and no further analysis is required. This topic will not be included in the PEIR.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact.** The proposed project is not located within any adopted habitat conservation plan (HCP), natural community conservation plan (NCCP), or local or regional HCP areas. Additionally, the proposed project is not located within any non-reserve supplemental habitat special linkages and/or existing use areas identified within the NCCP and HCP for the County of Orange Central and Coastal Subregions (Central-Coastal NCCP/HCP) (County EMA 1996). Since the proposed project is not located within any approved plan areas, the proposed project would not impact the goals and objectives of any adopted plans. Therefore, impacts would not occur, and no further analysis is required. This topic will not be included in the PEIR.

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## 6.3.5 Cultural Resources

V. CULTURAL RESOURCES – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) ***Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?***

***Potentially Significant Impact.*** Renovations are planned for the Auditorium and Gymnasium, which were constructed more than 50 years ago. A historical resources survey will be performed to determine whether these or any other buildings or structures are considered historically significant as defined in the CEQA Guidelines, Section 15064.5. Further analysis is required and this topic will be addressed in the PEIR.

b) ***Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?***

***Potentially Significant Impact.*** Excavation would occur to create foundations for new facilities. Archaeological resources could be adversely altered or damaged as a result of these activities. Therefore, impacts are potentially significant and will be analyzed further in the PEIR.

c) ***Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?***

***Potentially Significant Impact.*** OCC lies on a plateau a few miles from the coast, and it is possible that marine invertebrate fossils are located in the vicinity of the proposed project site. Excavation and ground-disturbing activities associated with the construction

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of the proposed project could adversely alter geological features and paleontological resources. A paleontological study is required and will be included in the PEIR.

- d) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

**Potentially Significant Impact.** Excavation would occur to create foundations for new facilities. Although it is unlikely due to previous ground disturbance, human remains could be located within the proposed project site and could be disturbed by these activities. This topic will be analyzed further in the PEIR.

### 6.3.6 Geology and Soils

VI. GEOLOGY AND SOILS – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) 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 or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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- a) *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:*
- i) *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 or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

**Potentially Significant Impact.** The proposed project could expose people or structures to the adverse effects of fault rupture. No active fault lies directly underneath the proposed project site and the proposed project is not located within an Alquist-Priolo Earthquake Fault Zone; however, due to the proximity to fault zones, the campus could be vulnerable to the effects of fault rupture. The nearest faults or zones include the Newport–Inglewood Fault Zone located in the southern portion of Costa Mesa, with the main trace 0.3 mile south of the Costa Mesa City line, and the Whittier Fault Zone, the closest approach to which is 15 miles northeast of Costa Mesa. Farther away are the San Andreas Fault Zone and the San Jacinto Fault Zone, the closest approaches to which are 48 and 44 miles from Costa Mesa, respectively (City of Costa Mesa 2002). Impacts associated with fault rupture are potentially significant and will be analyzed further in the PEIR.

- ii) *Strong seismic ground shaking?*

**Potentially Significant Impact.** Given the campus's proximity to the Newport–Inglewood and Whittier Fault Zones, it would be vulnerable to the adverse effects of strong seismic ground shaking. These adverse effects would be minimized as building design and renovations would comply with the Division of the State Architect requirements and the Costa Mesa Municipal Code (Municipal Code) Section 5-1, Amendments to Municipal Code Section 5-1 by the City, and the State of California Uniform Building Code, as controlled by the permitting process. These codes impose design standards and requirements that seek to minimize the damage associated with seismic events. Further analysis is required to determine the potential impacts associated with a seismic event on the proposed project site. Impacts are potentially significant and will be addressed in the PEIR.

- iii) *Seismic-related ground failure, including liquefaction?*

**Potentially Significant Impact.** The proposed project could potentially expose people and structures to seismic ground failure, including liquefaction. Liquefaction occurs when partially saturated soil loses its effective stress and enters a liquid state, which can result in the soils inability to support structures

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above. Liquefaction can be induced by ground-shaking events and is dependent on soil saturation conditions. According to the California Geological Survey, the project site is located within the Anaheim and Newport Beach 7.5-minute Quadrangle, a zone vulnerable to the effects of liquefaction (CDC 1998). Project design and construction would conform to the Division of the State Architect requirements, the Municipal Code, and the Uniform Building Code. These codes would abate the effects of seismic-related ground failure and liquefaction. However, the impacts associated with seismic-related ground failure are potentially significant and further examination will be included in the PEIR.

### ***iv) Landslides?***

***Less Than Significant Impact.*** Potential for a landslide event is very low, as the proposed project site and surrounding area are flat. In general, the City of Costa Mesa is located on flat terrain, making the risks associated with landslides extremely low. According to the City of Costa Mesa 2000 General Plan (City of Costa Mesa 2002), the area most vulnerable to landslides would be within the vicinity of the bluffs located in the southern half of the city, more than 2 miles away from the proposed project site. Impacts associated with a landslide event are considered less than significant, and no further analysis is required. This topic will not be included in the PEIR.

### ***b) Would the project result in substantial soil erosion or the loss of topsoil?***

***Potentially Significant Impact.*** The proposed project would potentially induce soil erosion and loss of topsoil, as unearthened soil exposed through excavation and grading activities could be transported away through wind or water flow. The proposed project would comply with standards and requirements in order to obtain a Stormwater Construction Activities permit and a National Pollutant Discharge Elimination System (NPDES) permit from the Santa Ana Regional Water Quality Control Board (RWQCB). This requires that a stormwater pollution prevention program (SWPPP) be prepared and implemented in order to mitigate and minimize the effects of soil erosion and loss of topsoil. Impacts are potentially significant and will be analyzed further in the PEIR.

### ***c) 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?***

***Potentially Significant Impact.*** The proposed project could be vulnerable to or result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Because the majority of the project site would be located on Cropley Clay and Myford Sandy

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Loam (see Figure 1-7), the project site could be vulnerable to the effects of lateral spreading, subsidence, liquefaction, or collapse. Project design and construction, however, would conform to Municipal Code Section 1-5 and the Uniform Building Code. These regulatory requirements include measures that would prevent and abate effects of lateral spreading, subsidence, liquefaction or collapse. Impacts are potentially significant and will be analyzed further in the PEIR.

- d) ***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?***

***Potentially Significant Impact.*** The proposed project could be vulnerable to the effects associated with expansive soil, as the project site is located on Cropley Clay and Myford Sandy Loam, both of which have expansive properties (see Figure 1-7). However, the project would comply with Uniform Building Code, which would minimize the risks to life and property in relation to expanding soils. Nonetheless, impacts are potentially significant and will be analyzed further in the PEIR.

- e) ***Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?***

***No Impact.*** The proposed project does not include septic tanks or alternative wastewater disposal systems; therefore, no impact would occur. This issue will not be analyzed further in the PEIR.

### 6.3.7 Greenhouse Gas Emissions

VII. GREENHOUSE GAS EMISSIONS – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

**Potentially Significant Impact.** Global climate change is a cumulative impact; a project has a potential impact through its incremental contribution combined with the cumulative increase of all other sources of GHGs. Thus, GHG impacts are recognized as exclusively cumulative impacts: there are no non-cumulative GHG emission impacts from a climate change perspective (CAPCOA 2008). This approach is consistent with that recommended by the California Natural Resources Agency, which noted in its public notice for the proposed CEQA amendments that the evidence indicates that in most cases, the impact of GHG emissions should be considered in the context of a cumulative impact, rather than a project-level impact (CNRA 2009a). Similarly, the Final Statement of Reasons for Regulatory Action for amendments to the CEQA Guidelines confirms that an EIR or other environmental document must analyze the incremental contribution of a project to GHG levels and determine whether those emissions are cumulatively considerable (CNRA 2009b).

The proposed project would result in the emission of GHGs. Temporary impacts would result from the operation of construction vehicles and equipment. The operation of new, on-campus facilities would increase campus energy demand and therefore would result in the ongoing emission of GHGs. Further analysis is required to determine the estimated project-generated GHG emissions and their impact on global climate. Impacts are potentially significant and will be addressed in the PEIR.

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

**Potentially Significant Impact.** There are several federal and state regulatory measures aimed at the identification and reduction of GHG emissions; most of these measures focus on area source emissions (e.g., energy usage) and changes to the vehicle fleet (hybrid, electric, and more fuel-efficient vehicles). The Global Warming Solutions Act (Assembly Bill (AB) 32) prepares a scoping plan and established regulations to reduce California GHG emission levels to 427 million metric tons of carbon dioxide (CO<sub>2</sub>) equivalent (CARB 2006). The proposed project would comply with regulations established by AB 32. However, further investigation is required to determine estimated project-generated GHG emissions and their relationship to AB 32 and other applicable plans and policies. Impacts are potentially significant and will be addressed in the PEIR.

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### 6.3.8 Hazards and Hazardous Materials

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) ***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 Impact.*** The District Environmental Health and Safety Department (EHS) manages issues regarding health and safety through the development and execution of its programs and policies. The EHS is responsible for ensuring that the transportation, use, and disposal of hazardous materials is conducted

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safely throughout all District campuses. Hazardous materials would be used during maintenance and construction processes; these materials might include fuels, lubricating fluids, solvents, and cleaning products. If these materials are released, they could prove to be hazardous; therefore, the EHS would be responsible for implementing programs to prevent any risks involved with handling these materials.

The proposed project involves the construction, renovation, and demolition of several buildings. Some of the older buildings proposed for renovation may contain lead and asbestos, as their construction predated regulation of these materials. Although it is not known whether the existing buildings contain these materials, precautions must be taken during renovation processes. Other pollutants or materials could also be released during renovation processes. SCAQMD and the local California Occupational Safety and Health Administration (Cal/OSHA) office would be notified of the proposed construction, renovation, and demolition plans before prior to their execution.

The proposed project involves the renovation and expansion of the current Chemistry Building. Hazardous materials used for laboratory purposes would be transported, stored, and disposed of during the proposed renovation and later during facility operation. The types, amounts, and concentrations of these materials are not known at this point; however, the transport, use, and disposal of hazardous materials will be analyzed further in the PEIR.

- b) ***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 Impact.*** As discussed in Section 6.3.8(a), the proposed project would potentially create a significant hazard to the public through the release of hazardous materials into the environment. Therefore, impacts are considered potentially significant and will be analyzed further in the PEIR.

- c) ***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 Impact.*** As discussed in Section 6.3.8(a), the proposed project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. This is especially a risk as the proposed project is within 0.25 mile of Costa Mesa High

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School, Middle College High School, and Davis Magnet School. Impacts are considered potentially significant and this issue will be analyzed further in the PEIR.

- d) ***Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?***

***Potentially Significant Impact.*** The proposed project site could be included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 (DTSC 2013). The Department of Toxic Substances Control is responsible for this list, which includes hazardous waste facilities known to have an unauthorized release of hazardous materials, hazardous waste facilities subject to corrective action, and sites known to have been used for authorized or unauthorized solid waste disposal. A hazardous materials site search will be conducted and this issue will be analyzed further in the PEIR.

- e) ***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 Impact.*** The Airport Land Use Commission for Orange County has adopted the Airport Environs Land Use Plan. The project site is located approximately 2 miles west of John Wayne International Airport. Proposed project activities would not pose a hazard for people residing or working in the project area. The proposed project includes the construction of several multistory buildings. Although the height of these proposed buildings is not yet known, if they are designed to exceed 200 feet (approximately 10 stories), then federal and state law as well as requirements set by the Airport Land Use Commission would be followed and a Notice of Landing Area Proposal (Form 7480-I) would be filed (City of Costa Mesa 2002). Impacts are less than significant and no further analysis on this issue is required. This topic will not be analyzed in the PEIR.

- f) ***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?***

***No Impact.*** The proposed project is not located within the vicinity of a private airstrip. No private airstrips exist within 2 miles of the proposed project site; therefore, there is no impact and this issue will not be analyzed further in the PEIR.

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- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**Potentially Significant Impact.** The Costa Mesa Fire Department as well as the Division of the State Architect would review all proposed project designs. An Access Compliance review and Fire and Life Safety review would be performed in order to prevent implementation impairment of or physical interference with an adopted emergency response plan or emergency evacuation plan. However, it is not known whether the proposed project would interfere with an adopted emergency response plan or emergency evacuation plan, and further analysis is required. Impacts are potentially significant and will be analyzed further in the PEIR.

- h) *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?*

**Less Than Significant Impact.** It is unlikely that the project would 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. The proposed project is in an urbanized area with no adjacent wildlands. The area surrounding the project site is generally urbanized and developed. Therefore, impacts are considered less than significant and no further analysis is required. This topic will not be analyzed in the PEIR.

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### 6.3.9 Hydrology and Water Quality

IX. HYDROLOGY AND WATER QUALITY – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) ***Would the project violate any water quality standards or waste discharge requirements?***

***Potentially Significant Impact.*** Water quality could be adversely affected by stormwater runoff from the proposed project site. Pollutants existing on campus come from campus operations and vehicle usage, maintenance, construction, and landscaping activities.

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These pollutants include fuel, oil, fertilizers, paints, solvents, cleaners, loose soil, and trash. The nearest water bodies include the Pacific Ocean, which is approximately 4 miles southwest of campus, and the Upper Newport Bay, which is approximately 1.5 miles southeast of campus. Storm events could carry pollutants to these bodies of water. The proposed project would comply with standards and requirements in order to obtain a Stormwater Construction Activities permit and an NPDES permit from the Santa Ana RWQCB. This requires that a SWPPP be prepared and implemented in order to mitigate and minimize the effects of soil erosion and loss of topsoil. The SWPPP would also contain measures that would require the proper handling, storage, and disposal of hazardous materials, preventing their release into the surrounding environment. The SWPPP would be implemented during the construction of the proposed project; therefore, impacts associated with campus operations need to be examined further. Analysis is required to determine whether water quality standards or waste discharge requirements could be violated by operation of the project. Impacts are considered potentially significant and will be analyzed further in the PEIR.

- b) *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 (i.e., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?***

***Potentially Significant Impact.*** The Orange County Water District manages the Lower Santa Ana Basin, which provides groundwater to the City of Costa Mesa. The Mesa Consolidated Water District owns nine wells that produce water from the Lower Santa Ana Groundwater Basin. The Mesa Consolidated Water District receives additional groundwater supplies from deep aquifers located within Costa Mesa (City of Costa Mesa 2002). Water would be required for construction and renovation activities, including dust abatement during grading, cement mixing, and cleaning. Water is also needed for campus operations, including landscape maintenance and cleaning, and would need to be provided for students and employees. Although water demands are not anticipated to substantially deplete groundwater supplies, further investigation is required to determine estimated campus water demands. This topic will be analyzed further in the PEIR.

- c) *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 Impact.*** The proposed project could alter the drainage pattern of the campus, and may result in substantial erosion or siltation on or off site. A SWPPP

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would be prepared that would include measures to prevent substantial erosion or siltation during construction activities. However, further analysis is required to determine the impacts associated with campus operations. The proposed project would not alter the course of a stream or river, as neither of these exists within the vicinity of the campus. Impacts are potentially significant and will be analyzed further in the PEIR.

- d) ***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, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?***

***Potentially Significant Impact.*** The project would alter the existing drainage pattern of the site and could increase the rate or amount of surface runoff. The site would introduce new impervious surface area to the project site; however, the site is already developed and contains both impervious surfaces and permeable surfaces (grass fields). Further analysis is required to determine the risk of on- or off-site flooding associated with the proposed project. Impacts are potentially significant and will be analyzed further in the PEIR.

- e) ***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 Impact.*** As discussed in Section 6.3.9(d), new impervious surfaces would be introduced by the proposed project; however, further analysis is required to determine if there would be a contribution to runoff exceeding the capacity of existing or planned stormwater drainage systems. A standard urban stormwater mitigation plan would be prepared by the District that would require that water runoff undergo treatment to improve water quality. Impacts are potentially significant and will be analyzed further in the PEIR.

- f) ***Would the project otherwise substantially degrade water quality?***

***Potentially Significant Impact.*** Due to the introduction of pollutants from construction vehicles, maintenance, and construction activities, the water quality of stormwater runoff would be degraded. As mentioned in Section 6.3.9(a), a SWPPP would be developed and implemented to mitigate the effects of construction activities on stormwater runoff water quality. However, further analysis is required to determine campus operations impacts on water quality. Impacts could be significant and will be analyzed in the PEIR.

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- g) ***Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?***

***No Impact.*** According to the FEMA Flood Insurance Rate Map, the proposed project site is not located within the 100-year flood hazard area (FEMA 2009). Therefore, the proposed project would not locate housing in a 100-year flood hazard area. Impacts would not occur and no further analysis is required. This topic will not be analyzed in the PEIR.

- h) ***Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?***

***No Impact.*** According to the FEMA Flood Insurance Rate Map, the proposed project site is not located within the 100-year flood hazard area (FEMA 2009). Therefore, the proposed project would not place structures that would impede or redirect flood flows in a 100-year flood hazard area. Impacts would not occur and no further analysis is required. This topic will not be analyzed in the PEIR.

- i) ***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?***

***Less Than Significant Impact.*** The Prado Dam is located more than 20 miles northeast of the campus. The Seven Oaks Dam is located 40 miles upstream of the Prado Dam on the Santa Ana River. The dams were designed to work together to control flow into the Santa Ana River channel and prevent flooding into Orange County. The Santa Ana River crosses through Huntington Beach and Costa Mesa and is confined by a levee approximately 1.5 miles west of the campus. The Prado Dam, Seven Oaks Dam, and improvements to the Lower Santa Ana River channel as well as other features of the Santa Ana River Main Stem project were designed to prevent flooding of the Lower Santa Ana River levees (City of Costa Mesa 2002). Flooding due to levee or dam failure is therefore unlikely. Impacts are less than significant and no further analysis is required. This topic will not be analyzed in the PEIR.

- j) ***Inundation by seiche, tsunami, or mudflow?***

***No Impact.*** According to the City of Costa Mesa 2000 General Plan, the project site is not at risk for inundation by seiche, tsunami, or mudflow (City of Costa Mesa 2002). No large bodies of water exist in Costa Mesa; therefore, there are no risks of inundation by seiche. Because the project site and surrounding areas are flat, it is unlikely that inundation by mudflow would occur. Most of Costa Mesa is 30–100 feet above sea level; therefore, a

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tsunami would not pose a risk to most of the city or the project site (City of Costa Mesa 2002). Lastly, the project site is approximately 4 miles northeast of the Pacific Ocean and would therefore not be at risk for inundation by a tsunami. No further analysis is required as no impacts would occur. This topic will not be analyzed in the PEIR.

### 6.3.10 Land Use and Planning

X. LAND USE AND PLANNING – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) *Would the project physically divide an established community?***

***Less Than Significant Impact.*** The proposed project site has been developed since the 1950s, and the residential areas developed around the campus over time. The campus does not divide or isolate an established community. The proposed construction and renovation would occur on campus and would not divide the surrounding community. The only planned construction off site would be a multistory parking structure at the Fairgrounds Parking Lot, located east of the campus. However, this site is surrounded by the OC Fairgrounds and Costa Mesa High School. Impacts are less than significant and no further analysis is required. This topic will not be analyzed in the PEIR.

**b) *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 Impact.*** The proposed project does not conflict with any land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental impact. The proposed project is compatible with the goals and regulations established by the City of Costa Mesa 2000

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General Plan, including Zoning Regulations and the Land Use Element (City of Costa Mesa 2002). The proposed project would also conform to the Uniform Building Code and the Municipal Code Section 5-1. Impacts are less than significant and no further analysis is required. This topic will not be analyzed in the PEIR.

**c) *Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?***

**No Impact.** The proposed project is not located within any adopted HCP, NCCP, or local or regional HCP areas. Additionally, the proposed project is not located within any non-reserve supplemental habitat special linkages and/or existing use areas identified within the Central-Coastal NCCP/HCP (County EMA 1996). Since the proposed project is not located within any approved plan areas, the proposed project would not impact the goals and objectives of any adopted plans. Therefore, no impacts would occur, and no further analysis is required. This topic will not be analyzed in the PEIR.

### 6.3.11 Mineral Resources

XI. MINERAL RESOURCES – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?***

**No Impact.** The proposed project site is located approximately 2 miles from the West Newport Oil Field, located in Newport Beach. However, there are no known mineral resources within the project site and therefore there would be no loss in the availability of a known mineral resource that would be of value to the region and the residents of the state. No further analysis of this issue is required and this issue will not be analyzed further in the PEIR.

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- b) ***Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?***

**No Impact.** The City of Costa Mesa 2000 General Plan does not identify a locally important mineral resource recovery site within the Conservation Element of the plan (City of Costa Mesa 2002). Therefore, no impact would occur and no further analysis is required. This issue will not be analyzed further in the PEIR.

### 6.3.12 Noise

XII. NOISE – Would the project result in:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) ***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 Impact.** The proposed project could expose persons to a noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Excessive noise could result from construction activities and the operation of construction vehicles. Noise levels are considered

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unacceptable by federal and state agencies if the Community Noise Equivalent Level (CNEL) exceeds 70 dBA for multiple-family and low-density residences and industrial, manufacturing, and utilities land use areas, 65 dBA for schools, and 67.5 dBA for parks, office buildings, commercial businesses, and professional businesses (City of Costa Mesa 2002). The City Noise Ordinance also requires that exterior noise not exceed 55 dBA from 7 a.m. to 11 p.m. and 50 dBA from 11 p.m. to 7 a.m., and that interior noise not exceed 55 dBA from 7 a.m. to 11 p.m. and 45 dBA from 11 p.m. to 7 a.m. (City of Costa Mesa 2002). It is possible that construction activities could temporarily exceed these noise levels; therefore, impacts are considered potentially significant. This issue will be analyzed further in the PEIR.

- b) ***Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?***

***Potentially Significant Impact.*** Construction activities could expose persons to or generate excessive ground-borne vibration or ground-borne noise levels. Although there are no vibration thresholds set by the City of Costa Mesa (City of Costa Mesa 2002), construction activities could expose nearby residences, Costa Mesa High School, and the OC Fairgrounds to excessive ground-borne vibrations and noise. Impacts are potentially significant and this issue will be analyzed further in the PEIR.

- c) ***Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?***

***Potentially Significant Impact.*** The proposed project could result in a substantial permanent increase in ambient noise levels, due to noise generated within the school (by machinery, sporting events, music events, etc.) and traffic noise. Impacts are potentially significant and this topic will be analyzed further in the PEIR.

- d) ***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 Impact.*** The proposed project could result in a substantial temporary or periodic increase in ambient noise levels due to construction activities, grading, and demolition and traffic associated with construction vehicles. Impacts are potentially significant and this issue will be analyzed further in the PEIR.

- e) ***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?***

***No Impact.*** Although Orange County has adopted the Airport Environs Land Use Plan, the proposed project site is located approximately 2 miles west of John Wayne

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International Airport. This airport is not within the vicinity of the project site; therefore, the project would not expose people to excessive noise levels. No impacts would occur and no further analysis is required. This topic will not be analyzed in the PEIR.

- f) *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?*

**No Impact.** The proposed project is not located within the vicinity of a private airstrip. No private airstrips exist within 2 miles of the proposed project site. People residing or working in the proposed project area would not be exposed to excessive noise levels from a private airstrip. No impacts would occur and no further analysis is required. This topic will not be analyzed in the PEIR.

### 6.3.13 Population and Housing

XIII. POPULATION AND HOUSING – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

**Potentially Significant Impact.** The proposed project includes the construction of a mixed-use development, which would include retail/housing facilities. The District would like to increase entrepreneurial activities and attract visitors to the campus through the redevelopment of the recycling center on the north side of campus and the development of a new Planetarium, which would attract K–12 students and other visitors. These project elements could induce substantial population growth in the area. Further analysis is required and this topic will be analyzed in the PEIR.

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- b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

**No Impact.** The proposed project would not displace existing housing. Plans are to renovate and construct educational facilities, parking lots and structures, and non-educational facilities serving students and the surrounding community. No housing units currently exist on the campus; however, construction of a student housing development is proposed by the District. No impact would occur and no further analysis is required. This topic will not be analyzed in the PEIR.

- c) *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

**No Impact.** The proposed project would not displace substantial numbers of people. There are no plans to move any facilities that would result in the displacement of people from the project area. No impact would occur and no further analysis is required. This topic will not be analyzed in the PEIR.

### 6.3.14 Public Services

XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:*

***Fire protection?***

**Potentially Significant Impact.** The proposed project could have an adverse impact on fire protection providers. The nearest fire station is the Royal Palm Fire Station No. 1,

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located 0.3 mile northwest of the project site at 2803 Royal Palm Drive in the City of Costa Mesa. This station would be the primary responder for OCC. As the proposed project includes the development of housing facilities and an increase in student enrollment is anticipated as part of the Vision 2020 Facilities Master Plan, the area would experience an increase in the local population, which could affect the service ratio, response time, or other performance objectives of fire protection services. Renovated and newly constructed facilities would conform to the Uniform Building and Fire Code, which would impose design standards and requirements that seek to minimize and mitigate fire risk. Impacts are potentially significant; therefore, further analysis is required and this issue will be addressed in the PEIR.

### ***Police protection?***

Potentially Significant Impact. The proposed project may have an adverse impact on police protection providers. The nearest police station is the Costa Mesa Police Department, located 0.2 mile southeast of the project site at 99 Fair Drive. The proposed project includes the development of housing facilities; therefore, the area would experience an increase in the local population, which could affect the service ratio, response time, or other performance objectives of police protection services. Impacts are potentially significant; therefore, further analysis is required and this issue will be addressed in the PEIR.

### ***Schools?***

***Potentially Significant Impact.*** The proposed project would include the development of housing facilities, and as a result of projected increased student enrollment, more staff and professors may be needed to meet the increased enrollment at the campus. Therefore, there could be a need for new K-12 schools. Impacts are potentially significant and will be analyzed further in the PEIR.

### ***Parks?***

***No Impact.*** The proposed project would have no impact on local parks. The proposed project area would experience an increase in population; however, the campus offers athletic fields and recreational opportunities, so nearby parks would not see a significant increase in visitors and acceptable service ratios would be maintained. There are several parks in the vicinity of the project site. The closest parks are the Civic Center Park, located 0.3 mile southeast of the campus, and Tanager Park, located 0.7 mile west of the campus. Access to these parks would not be adversely affected by project construction activities, as a traffic control plan would be implemented in compliance with state and municipal construction codes in order to prevent access issues. No impacts would occur and no further analysis is required. This topic will not be analyzed in the PEIR.

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### *Other public facilities?*

**No Impact.** The project would have no impact on libraries and other public facilities. OCC has a library on campus to serve the students; therefore, any increase in student enrollment would not adversely affect local libraries and acceptable service ratios would be maintained. The nearest library is the Mesa Verde Branch Library, which is located approximately 0.5 mile northwest of campus. No impacts would occur and no further analysis is required. This topic will not be analyzed in the PEIR.

### **6.3.15 Recreation**

XV. RECREATION				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) ***Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

**No Impact.** The proposed project would not increase the use of existing parks or recreation areas. Although the campus is projected to experience an increase in student enrollment, recreational facilities are available on the campus; therefore, off-site recreational facilities would not experience substantial physical deterioration due to an increase of use. No impacts would occur and no further analysis is required. This topic will not be analyzed in the PEIR.

- b) ***Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?***

**No Impact.** As discussed in Section 6.3.15(a), the proposed project would not increase the use of existing parks or recreation areas outside of the campus. Therefore, the

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expansion or addition of recreational facilities or parks is not required. Recreational facilities on campus do not require expansion and would be sufficient to serve the needs of students and residents living on campus. No impacts would occur and no further analysis is required. This topic will not be analyzed in the PEIR.

### 6.3.16 Transportation and Traffic

XVI. TRANSPORTATION/TRAFFIC – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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- a) *Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of 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?*

**Potentially Significant Impact.** The proposed project could conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Applicable plans include the Circulation Element of the City of Costa Mesa 2000 General Plan. The proposed project has the potential to impact the streets immediately surrounding the campus, which include Adams Avenue, Fairview Road, Merrimac Way, and Harbor Boulevard. The Vision 2020 Facilities Master Plan projects an increase in student enrollment and various projects, such as a new Planetarium, an expanded and reconfigured recycling center, and even mixed-use developments, would attract members of the community to the campus, thus resulting in an increase in traffic.

A significant increase in traffic could result in level of service scores lower than “D” for signalized and unsignalized intersections (City of Costa Mesa 2002). Impacts are considered potentially significant. A traffic impact analysis will be conducted and the results included in the PEIR.

- b) *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?*

**Potentially Significant Impact.** The proposed project could conflict with the Orange County Congestion Management Program (CMP; OCTA 2011). As described in Section 6.3.16(a), conflicts could occur due to an increase in student enrollment and campus visitors. The CMP requires that intersections do not fall below a level of service score of “E.” It is unknown whether the project would conflict with level of service standards, or any other standards set by the CMP. A traffic impact analysis will be conducted and the results included in the PEIR.

- c) *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?*

**No Impact.** The proposed project site is not located within the vicinity of an airport or private airstrip. The nearest airport is John Wayne International Airport, located 2 miles

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east of the proposed project site. No private airstrips exist within 2 miles of the proposed project site. Air traffic patterns would not be affected by the proposed project. This issue will not be analyzed further in the PEIR.

- d) ***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)?***

***Potentially Significant Impact.*** The proposed project could increase hazards due to a design feature or incompatible uses. The proposed project would reconfigure and improve parking lots, construct additional parking, and improve parking lot entryways. These project elements could introduce hazardous circulation or design features; further analysis is needed to determine the risk associated with the proposed project design. A traffic impact analysis will be conducted and the results included in the PEIR.

- e) ***Would the project result in inadequate emergency access?***

***Potentially Significant Impact.*** The proposed project could result in inadequate emergency access. The proposed project would alter access to the recycling center on Adams Avenue, and other improvements would have to be designed so as not to inhibit emergency access to the campus or any surrounding areas. The parking improvements described in Section 6.3.16(d), as well as all other project renovations and construction would comply with the Uniform Building Code. The Costa Mesa Fire Department and the Division of the State Architect would review all project designs. However, a traffic impact analysis is required to determine whether project design would impact emergency access. Impacts are potentially significant and will be analyzed further in the PEIR.

- f) ***Would the project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?***

***Potentially Significant Impact.*** The proposed project could conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities in the Circulation Element of the City of Costa Mesa 2000 General Plan or the Orange County CMP (City of Costa Mesa 2002; OCTA 2011). A traffic impact analysis is required to determine whether the proposed project would conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Impacts are potentially significant and will be analyzed further in the PEIR.

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### 6.3.17 Utilities and Service Systems

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?***

***Potentially Significant Impact.*** The proposed project includes a projected increase in student enrollment, which is stimulating the need for new and upgraded buildings and mixed-use and residential opportunities on the campus. These new buildings would result in an increase in wastewater discharge from the project site. Further investigation is required to determine whether wastewater treatment would exceed the requirements of the RWQCB. This topic will be analyzed further in the PEIR.

**b) *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?***

***Potentially Significant Impact.*** The proposed project could require the construction of new water or wastewater treatment facilities or expansion of existing facilities, as the

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proposed project is a response to a projected increase in student enrollment. Further analysis will be conducted to determine the projected water demand and whether this demand would require the construction of additional water and wastewater facilities. Impacts are considered potentially significant and will be addressed in the PEIR.

- c) ***Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?***

***Potentially Significant Impact.*** The proposed project could require the construction of new stormwater drains and infrastructure in order to support the newly constructed and renovated buildings and structures. Drains and infrastructure would be designed to carry stormwater flow to existing stormwater drainage facilities. Although there would not be a significant increase in impervious surfaces as a result of the project, further analysis is needed to determine whether additional stormwater flow would result from the proposed project. This topic will be analyzed further in the PEIR.

- d) ***Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?***

***Potentially Significant Impact.*** The proposed project includes the development of new facilities as a response to a projected increase in student enrollment, which would result in an increase in water demand. The proposed residential development in the northwest corner of the campus would house 1,300 students; however, projected water demands are not yet known. Further analysis is required to determine the expected water demands and whether current water supplies are sufficient or whether new or expanded entitlements would be needed. Impacts are potentially significant and this topic will be analyzed further in the PEIR.

- e) ***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?***

***Potentially Significant Impact.*** As described in Section 6.3.17(a), the proposed project would include an increase in student enrollment. It is possible that the project could create a demand that would exceed the wastewater treatment capacity of the area. Further analysis is required and this issue will be addressed in the PEIR.

- f) ***Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?***

***Potentially Significant Impact.*** The Frank R. Bowerman Landfill in Irvine serves the City of Costa Mesa, including the OCC campus. This landfill permits a maximum of

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11,500 tons of waste a day (County of Orange 2013). The proposed project includes the construction of new facilities, including a student housing development with 1,300 beds. Further analysis is required to determine the increased in solid waste generated by OCC, and whether this would exceed the capacity at the Frank R. Bowerman Landfill. Impacts are potentially significant and this topic will be addressed in the PEIR.

**g) *Would the project comply with federal, state, and local statutes and regulations related to solid waste?***

***Potentially Significant Impact.*** AB 939 requires that at least 50% of solid waste generated by a state jurisdiction be diverted from landfill disposal through source reduction, recycling, or composting. Cities, counties, and regional agencies are required to develop a waste management plan that would achieve a 50% diversion from landfills (California Public Resources Code, Section 40000 et seq.). Further investigation is required to confirm that the proposed project would comply with AB 939. Impacts are potentially significant and this topic will be analyzed in the PEIR.

### 6.3.18 Mandatory Findings of Significance

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

*Potentially Significant Impact.* As discussed in Section 6.3.4, Biological Resources, the proposed project would have the potential to impact fish or wildlife species and plant communities. As discussed in Section 6.3.5, Cultural Resources, proposed construction activities could impact examples of the major periods of California history or prehistory if archaeological, paleontological, or historical resources were impacted. These issues will be analyzed further in the PEIR.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

*Potentially Significant Impact.* The proposed project could have impacts that are individually limited, but cumulatively considerable. The PEIR will analyze past, present, and reasonably foreseeable projects in the vicinity of the proposed project.

- c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

*Potentially Significant Impact.* The proposed project could have environmental effects that would cause substantial adverse effects on human beings. This topic will be analyzed further in the PEIR.

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## **7.0 REFERENCES AND PREPARERS**

### **7.1 References Cited**

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## **Orange Coast College Vision 2020 Facilities Master Plan Initial Study**

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# **Orange Coast College Vision 2020 Facilities Master Plan Initial Study**

## **7.2 List of Preparers**

### **Coast Community College District**

Jerry Marchbank, Senior Director, Facilities, Planning and Construction

Richard Pagel, Vice President of Administrative Services, Orange Coast College

Dennis Reid, Program Manager, Measure M

### **Dudek**

Rachel Struglia, PhD, AICP Project Manager

Caitlin Munson, Environmental Analyst

Johanna Page, Biologist

Laurel Porter, Technical Editor

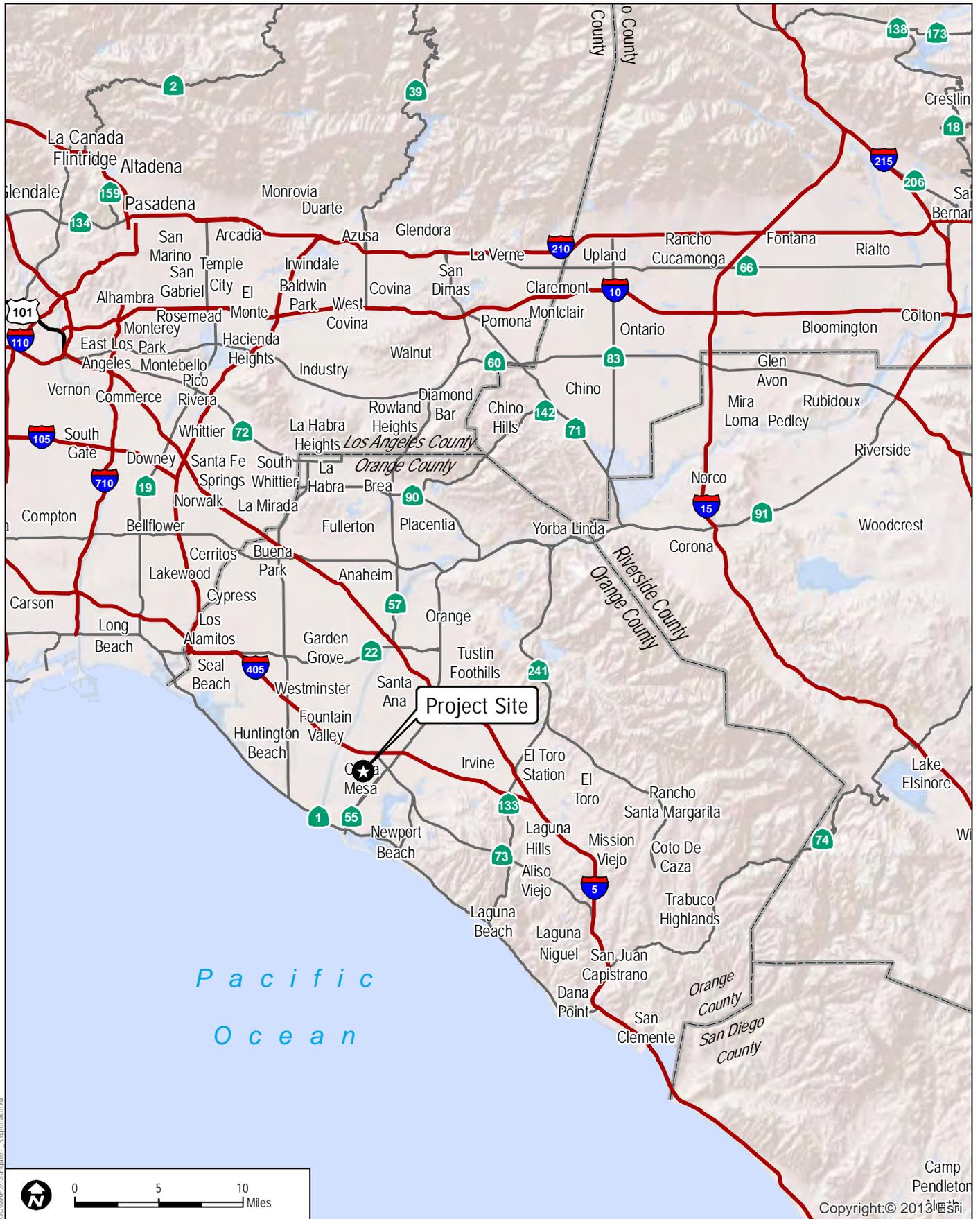
Devin Brookhart, Publications Production Assistant

Hannah DuBois, Publications Production Lead

Coral Welton, GIS

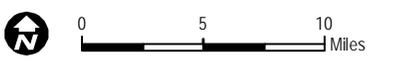
# Orange Coast College Vision 2020 Facilities Master Plan Initial Study

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Project Site

Pacific Ocean



7910

SOURCE: ESRI 2013

ORANGE COAST COLLEGE VISION 2020 FACILITIES MASTER PLAN INITIAL STUDY

**FIGURE 1**  
**Regional Location**

Camp Pendleton  
Copyright: © 2013 ESRI

Path: Z:\Projects\1791001\MAP\DOC\MAPS\SUS\Figure1\_Regional.mxd

# Orange Coast College Vision 2020 Facilities Master Plan Initial Study

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 Orange Coast College  
**Text** Land Use

**FIGURE 2**  
**Local Vicinity**



SOURCE: ESRI 2013, Coast Community College Vision Plan 2012, SCAG 2008

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- |                         |   |     |   |
|-------------------------|---|-----|---|
|                         | Orange Coast College  | 17b | Student Success Center                                |
| <b>Text</b>             | Campus Lots   | 17c | Special Services                                      |
| <b>Campus Land Uses</b> |   |     |   |
| 1a                      | Norman E Watson Hall (Counseling)                                       | 18  | Locker Rooms  |
| 1b                      | Student Health Center   | 19  | Robert B Moore Theatre                                |
| 2                       | Lewis Center for Applied Science  | 20  | Information Technology                                |
| 3                       | Harry and Grace Steele Early Childhood Lab School and Children's Center | 21  | Horticulture  |
| 4                       | Frank M Doyle Arts Pavilion   | 22  | Chemistry   |
| 5a                      | Library   | 23  | Virgil D Sessions Center for Literature and Languages |
| 5b                      | Starbucks Coffee  | 24  | Science Hall and Math Lecture Halls                   |
| 6                       | Consumer, Allied Health and Bio Sci                                     | 25a | Math Wing   |
| 7                       | Fitness Complex and Outdoor Field Labs                                  | 25b | George Hoag Family Foundation                         |
| 8                       | District Headquarters   | 26  | Planetarium   |
| 9                       | Main Campus Entrance  | 27  | Journalism  |
| 10                      | Recycling Center  | 28  | Computing Center                                      |
| 11                      | Technology Center   | 29a | Social and Behavioral Sciences                        |
| 12                      | Fran Albers Maintenance and Operations Center                           | 29b | Bookstore   |
| 13                      | Skill Center  | 30a | Arts Center   |
| 14                      | Student Center  | 30b | Fine Arts   |
| 15                      | Administration  | 31  | Music Building  |
| 16a                     | Haley Business Learning Center  | 32  | Giles T Brown Forum                                   |
| 16b                     | Faculty House   | 33  | Bursar's Office                                       |
| 17a                     | Classrooms and Laboratories   | 34  | District Transportation                               |
|                         |   | 35  | Horticulture Garden Lab                               |



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

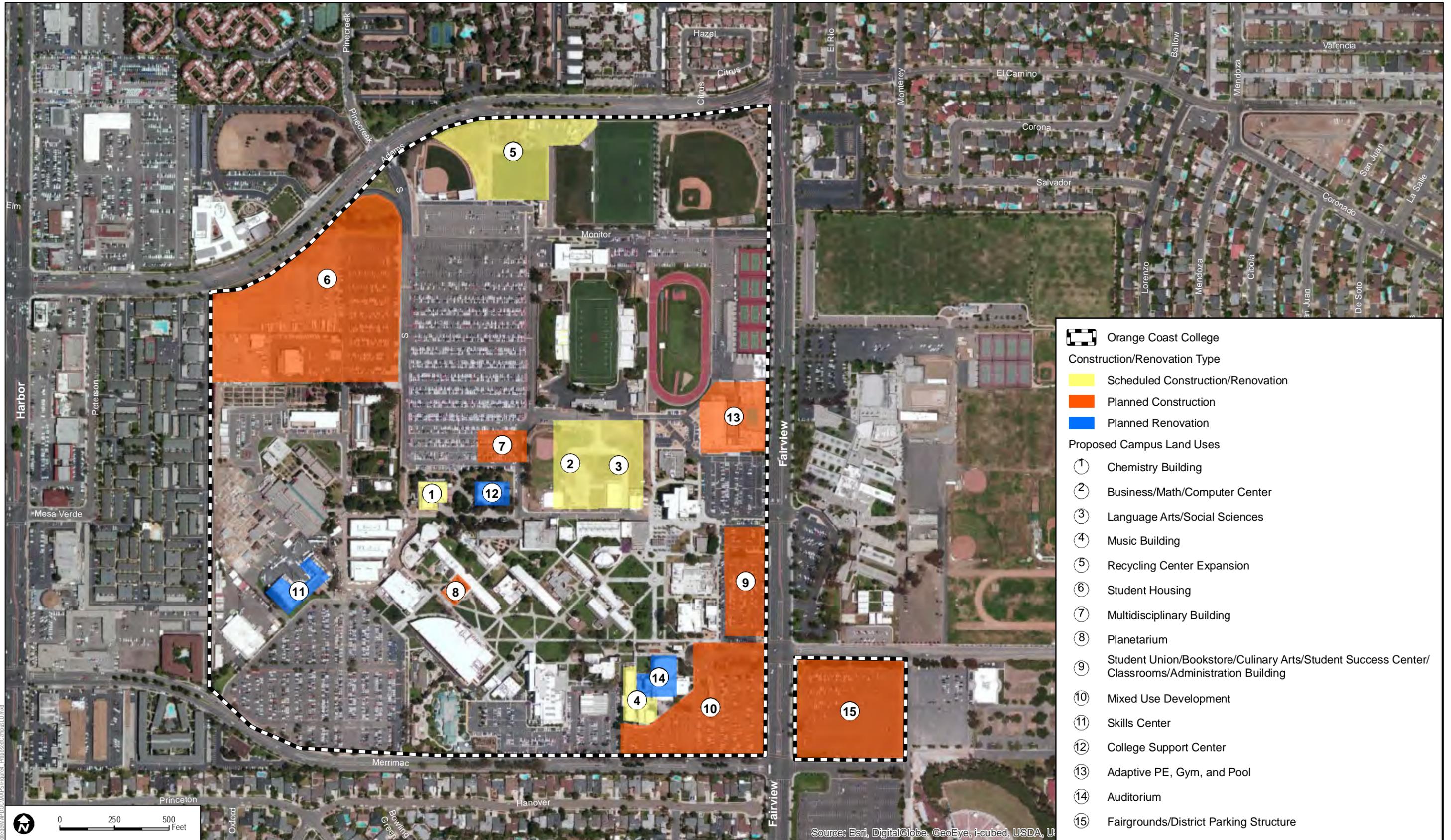


SOURCE: ESRI 2013, Coast Community College Vision Plan 2012

FIGURE 3

Existing Campus Land Uses

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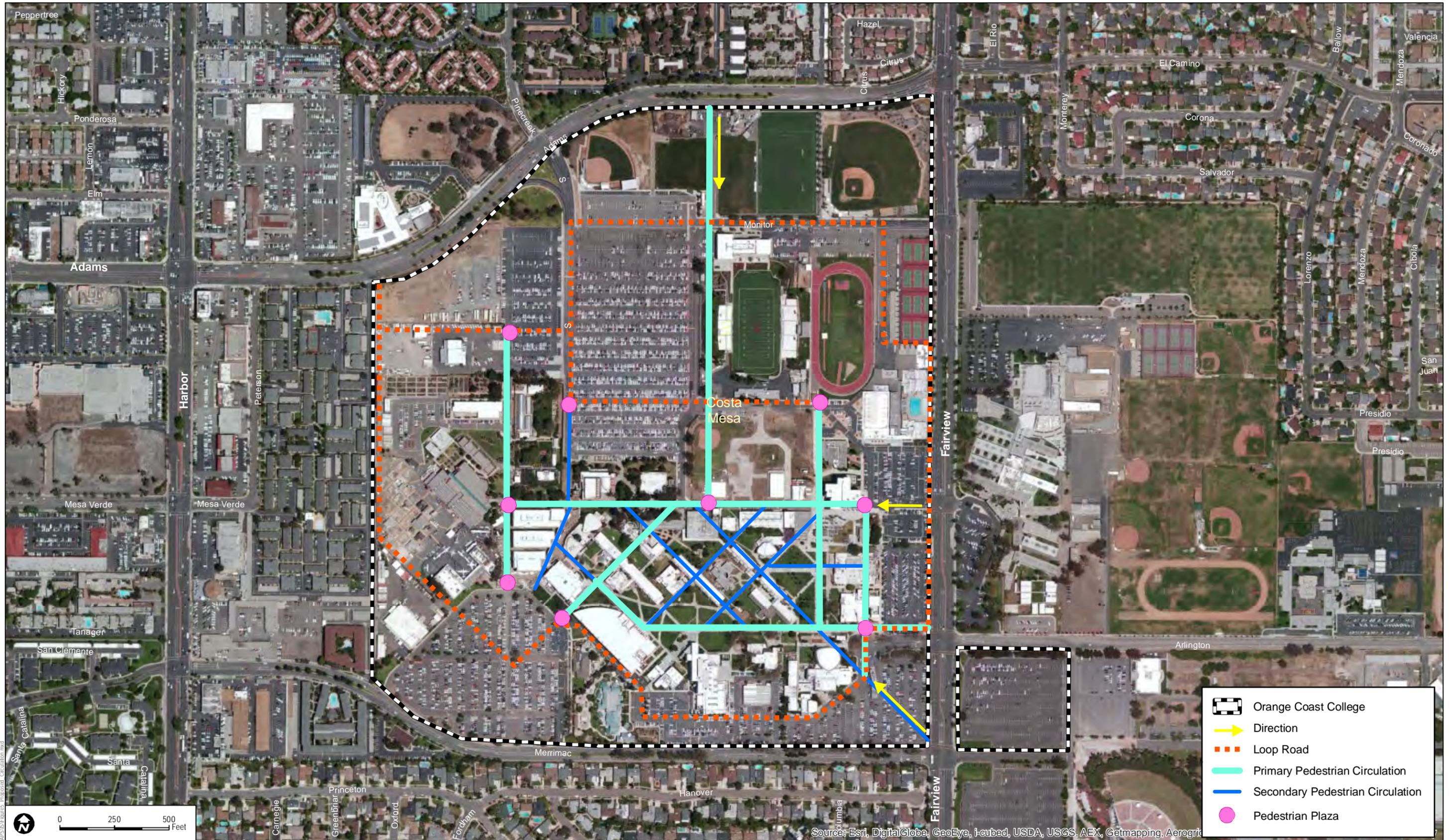
-  Orange Coast College
- Construction/Renovation Type**
-  Scheduled Construction/Renovation
-  Planned Construction
-  Planned Renovation
- Proposed Campus Land Uses**
- ① Chemistry Building
- ② Business/Math/Computer Center
- ③ Language Arts/Social Sciences
- ④ Music Building
- ⑤ Recycling Center Expansion
- ⑥ Student Housing
- ⑦ Multidisciplinary Building
- ⑧ Planetarium
- ⑨ Student Union/Bookstore/Culinary Arts/Student Success Center/Classrooms/Administration Building
- ⑩ Mixed Use Development
- ⑪ Skills Center
- ⑫ College Support Center
- ⑬ Adaptive PE, Gym, and Pool
- ⑭ Auditorium
- ⑮ Fairgrounds/District Parking Structure

**FIGURE 4**  
**Proposed Campus Land Uses**



SOURCE: ESRI 2013, Coast Community College Vision Plan 2012

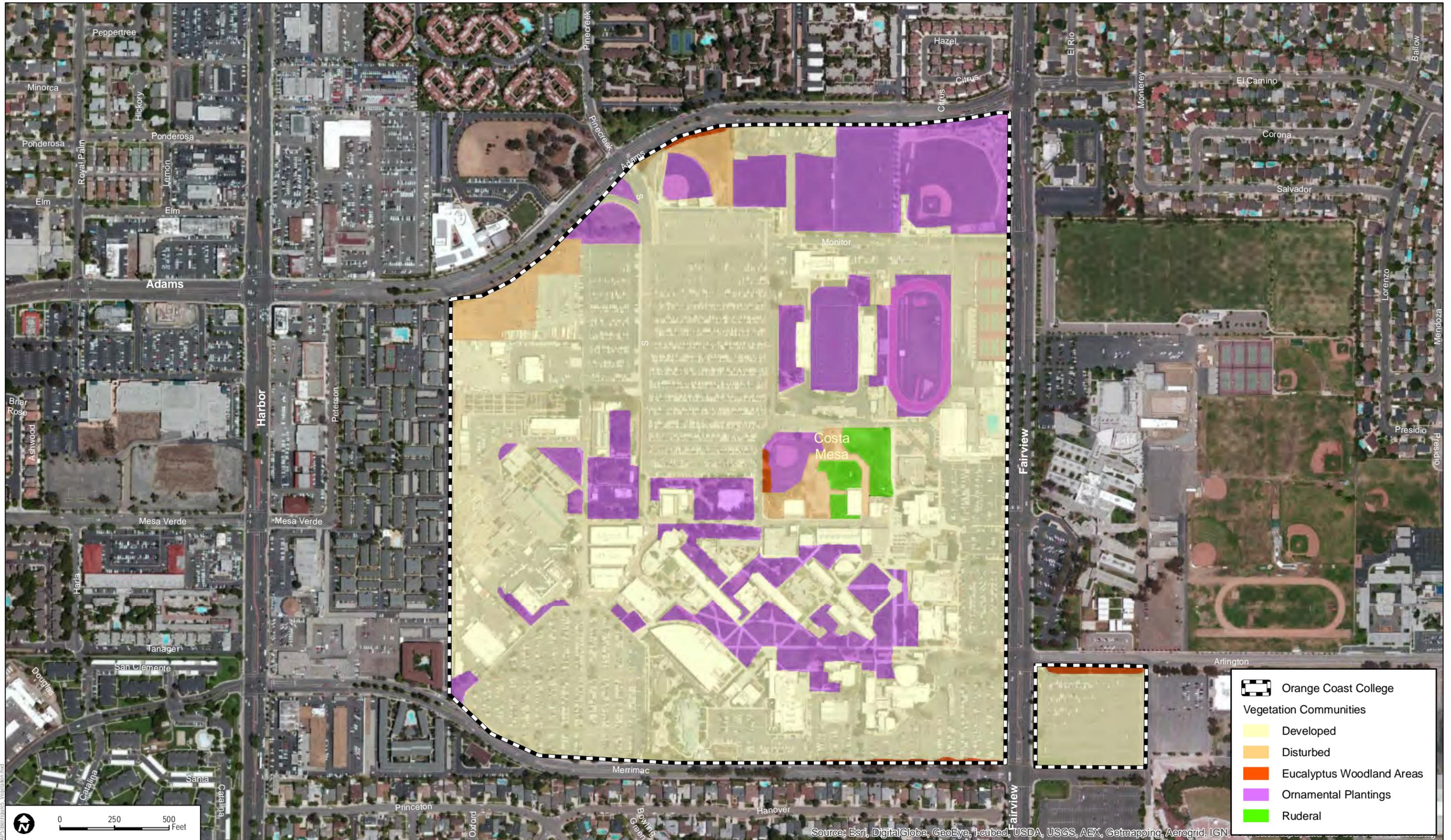
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-  Orange Coast College
-  Direction
-  Loop Road
-  Primary Pedestrian Circulation
-  Secondary Pedestrian Circulation
-  Pedestrian Plaza

**FIGURE 5**  
**Proposed Pedestrian Circulation Improvements**

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-  Orange Coast College
- Vegetation Communities**
-  Developed
-  Disturbed
-  Eucalyptus Woodland Areas
-  Ornamental Plantings
-  Ruderal

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN,

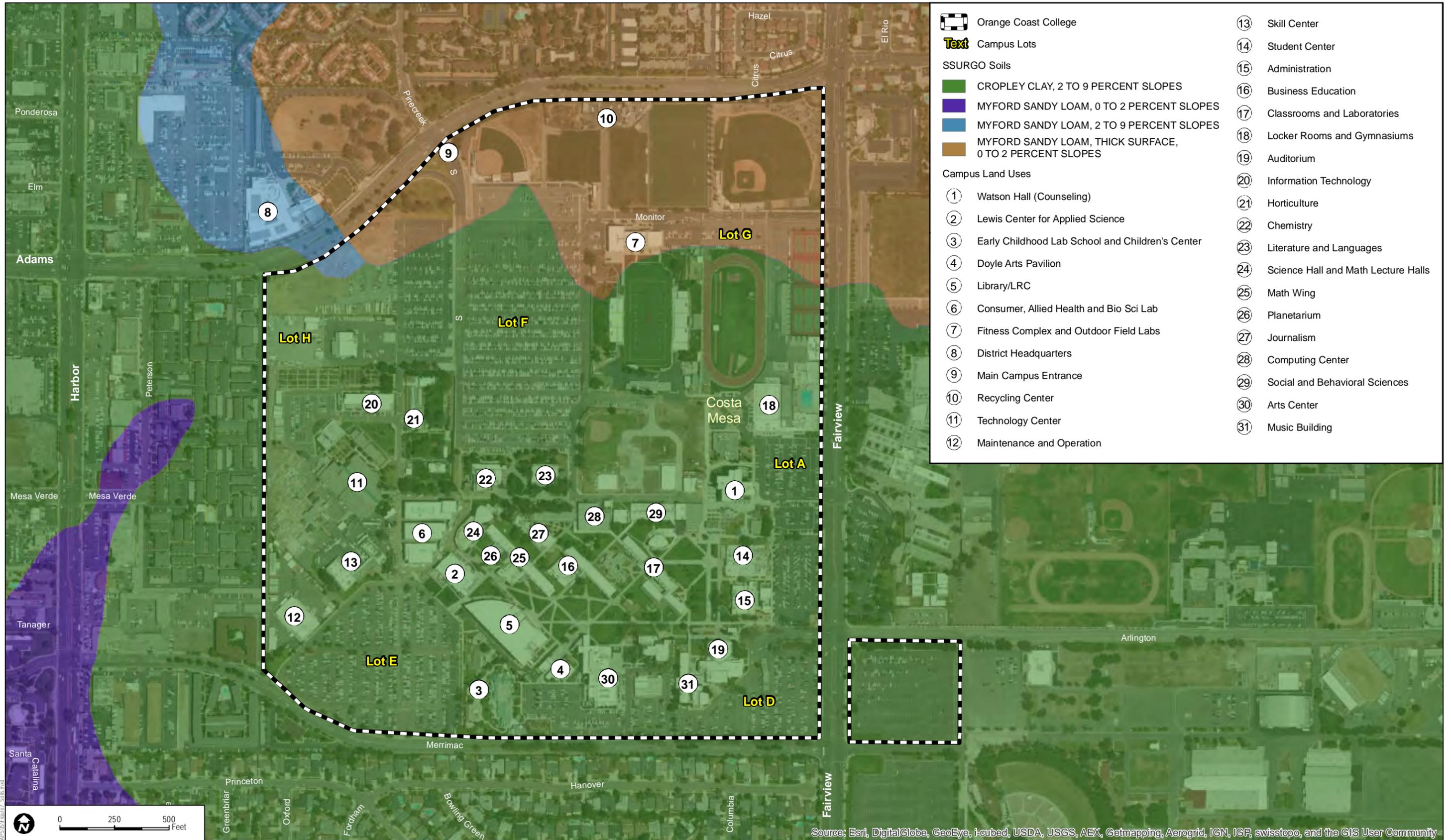
**FIGURE 6**  
**Vegetation Map**

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SOURCE: ESRI 2013, Coast Community College Vision Plan 2012

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Source: Esri, DigitalGlobe, GeoEye, Icarus, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**FIGURE 7**  
**Soils Map**

SOURCE: ESRI 2013, Coast Community College Vision Plan 2012, Dept. of Conservation 2010



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APPENDIX A  
*NOP Distribution List*



First Name	Last Name	Title	Organization	Division	Address	City	State	ZIP
<b>PROPERTY OWNERS</b>								
Lisa	Reedy	HOA President	Mesa Del Mar Homeowners Association		2747 San Carlos Lane	Costa Mesa	CA	92626
Robin	Leffler		Costa Mesans for Responsible Government		3000 Ceylon Road	Costa Mesa	CA	92626
Geoff	West		A Bubbling Cauldron		1973 Aliso Avenue	Costa Mesa	CA	92626
John	Rittenhouse		Mesa Del Mar Homeowners Association		966 Presidio Dr	Costa Mesa	CA	92626
Andy	Salas	Chairperson	Gabrieleno Band of Mission Indians/Kizh Nation		P.O. Box 393	Covina	CA	91723
John Tommy	Rosas	Tribal Administrator	Tongva Ancestral Territorial Tribal Nation		<a href="mailto:tatnlaw@gmail.com">tatnlaw@gmail.com</a>			
Conrad	Acuna		Gabrielino-Tongva Tribe		P.O. Box 180	Bonsall	CA	92003
<b>LIBRARIES</b>								
			Mesa Verde Branch Library		2969 Mesa Verde Drive	Costa Mesa	CA	92626
<b>LOCAL--COUNTY--REGIONAL</b>								
Tom	Daly	Clerk-Recorder	County of Orange		12 Civic Center Plaza, Room 101	Santa Ana	CA	92701
			City of Costa Mesa	Community Development Department	77 Fair Drive	Costa Mesa	CA	92626
			City of Costa Mesa	Fire Department	78 Fair Drive	Costa Mesa	CA	92626
			City of Huntington Beach	Planning Division	2000 Main Street 3rd Floor	Huntington Beach	CA	92648
			City of Newport Beach	Community Development Department	100 Civic Center Drive	Newport Beach	CA	92660
			City of Irvine	Community Development Department	1 Civic Center Plaza	Irvine	CA	92606-5207
			City of Fountain Valley	Housing and Community Development	10200 Slater Avenue	Fountain Valley	CA	92708
			City of Santa Ana	Planning and Building Agency	20 Civic Center Plaza	Santa Ana	CA	92701
			South Coast Air Quality Management District		21865 Copley Dr.	Diamond Bar	CA	91765
<b>STATE (Sent by OPR as indicated on SCH Notice of Completion)</b>								
Ken	Alex	Director	State Clearinghouse	Governor's Office of Planning & Research	1400 Tenth Street	Sacramento	CA	95814
<b>PROJECT SPONSORS and RESPONSIBLE AGENCIES</b>								
Jerry	Marchbank	Senior Facilities D	Coast Community College District		1370 Adams Avenue	Costa Mesa	CA	92626
Richard	Pagel	VP of Administrative Services	OCC		1370 Adams Avenue	Costa Mesa	CA	92626
Doug	Lofstrom	Interim CEO	OC Fair and Event Center		88 Fair Drive	Costa Mesa	CA	92626
Hung	Cheng	Architect	tBP Architecture		4611 Teller Avenue	Newport Beach	CA	92660
Betsy Olenick	Dougherty, FAIA, LEED AP	Architect	Dougherty + Dougherty Architects, LLP		3194 D Airport Loop Drive	Costa Mesa	CA	92626
<b>Dudek - electronic only</b>								
Rachel	Struglia		Dudek					





POSTED

NOV 07 2013

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Board of Trustees  
David A. Grant  
Mary L. Hornbuckle  
Jim Moreno  
Jerry Patterson  
Lorraine Prinsky, Ph.D.  
Student Trustee  
Tanner Kelly  
Chancellor  
Andrew C. Jones, Ed.D.

November 8, 2013

To: See Attached Distribution List

From: Coast Community College District  
ATTN: Jerry Marchbank  
1370 Adams Avenue  
Costa Mesa, California 92626

**Subject: Notice of Preparation of a Draft Program Environmental Impact Report (PEIR)**

Coast Community College District (CCCD) will be the lead agency and will prepare a Program Environmental Impact Report (PEIR) for the proposed project identified below. CCCD is requesting your view as to the scope and content of the environmental information to be included in the PEIR. Responsible agencies are requested to indicate their statutory responsibilities in connection with the proposed project.

The description, location and the potential environmental effects resulting from the proposed project are contained in the Initial Study which is available through the Coast Community College District website (<http://www.cccd.edu/news/publications.aspx>).

Due to the time limits mandated by state law, your response must be sent at the earliest possible date but no later than 30 days after receipt of this notice. A public scoping meeting will be held on November 21, 2013 at 1:00 p.m. in the Administration Building (01) in Room 108.

Please send your response to Mr. Jerry Marchbank at the address shown above. We will need the name for a contact person in your agency.

**Project Title:** Vision 2020 Facilities Master Plan Program EIR, Orange Coast College

**Project Location:** Orange Coast College, generally bound by Fairview Road to the east, Harbor Blvd. to the west, Adams Avenue to the north, and Merrimac Way to the south.

  
Jerry Marchbank  
Senior Director, Facilities, Planning and Construction





# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

December 24, 2013

Jerry Marchbank  
Coast Community College District  
1370 Adams Avenue  
Costa Mesa, CA 92626



## **Notice of Preparation of a CEQA Document for the Vision 2020 Facilities Master Plan**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

### **Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [www.aqmd.gov/ceqa/hdbk.html](http://www.aqmd.gov/ceqa/hdbk.html). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/ceqa/handbook/signthres.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a

localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at:

<http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at:

[http://www.aqmd.gov/ceqa/handbook/mobile\\_toxic/mobile\\_toxic.html](http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html). An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

### **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 law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: [www.aqmd.gov/ceqa/handbook/mitigation/MM\\_intro.html](http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html)
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at [imacmillan@aqmd.gov](mailto:imacmillan@aqmd.gov) or call me at (909) 396-3244.

Sincerely,



Ian MacMillan

Program Supervisor, CEQA Inter-Governmental Review  
Planning, Rule Development & Area Sources

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 12

3347 MICHELSON DRIVE, SUITE 100

IRVINE, CA 92612-8894

PHONE (949) 724-2000

FAX (949) 724-2019

TTY 711

www.dot.ca.gov

*Flex your power!  
Be energy efficient!*

December 6, 2013

Coast Community College District

Mr. Jerry Marchbank

Orange Coast College

1370 Adams Avenue

Costa Mesa, CA. 92626

File: IGR/CEQA

SCH#: 2013111026

Log #: 3540

I-405, SR-55

Dear Mr. Marchbank:

Thank you for the opportunity to review and comment on the **Vision 2020 Facilities Master Plan Notice of Preparation** for Orange Coast College. The Vision 2020 Master Facilities Plan envisions a program of construction of new facilities and renovation/modernization of existing buildings to better meet the college's educational goals and priorities on the Orange Coast College campus. In addition, to new and renovated educational buildings, these upgrades include parking facility improvements, development of a campus loop road, and an upgraded community and campus recycling center, and new opportunities for student housing and mixed use of the campus perimeter.

**The Department of Transportation (Department) is a commenting agency** on this Project and has the following comments for your consideration.

1. The impact on the State highways or freeways including ramps should be analyzed using the Highway Capacity Manual (HCM) method. The use of HCM is preferred by Caltrans because it is an operational analysis as opposed to the Intersection Capacity Utilization (ICU) method, which is a planning analysis. In the case of projects that have direct impacts on the state's facilities Caltrans recommends that the traffic impact analysis be based on HCM method. All input sheets, assumptions, and volumes on State Facilities including ramps and intersection analysis should be submitted to Caltrans for review and approval. If applicable, appropriate mitigation measures are to be proposed and submitted for our review and comment.
2. Please coordinate with Department to meet requirements for any work within or near State right-of-way. All entities other than the Department working within the Department's right-of-way must obtain an Encroachment Permit prior to commencement of work. Please allow 2 to 4 weeks for a complete submittal to be reviewed and for a permit to be issued.

Mr. Jerry Marchbank  
December 6, 2013  
Page 2

3. If there is construction on State right-of way a Traffic Management Plan (TMP) for construction vehicles should be submitted to Caltrans in order to minimize the impacts to State highway facilities, particularly I-405 and SR-55. Coordination of this project with other construction activities on I-405 and SR-55 may be needed. Any hauling of materials should not occur during A.M and P.M peak periods of travel on State facilities during demolition and construction of the proposed project. All vehicle loads should be covered so that materials do not blow over or onto the Department's right-of-way.

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Aileen Kennedy at (949) 724-2239.

Sincerely,

A handwritten signature in blue ink that reads "Maureen El Harake". The signature is fluid and cursive, with the first name "Maureen" written in a larger, more prominent script than the last name "El Harake".

MAUREEN EL HARAKE  
Branch Chief, Regional-Community-Transit Planning  
District 12

c: Scott Morgan, Office of Planning and Research



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.wildlife.ca.gov

*EDMUND G. BROWN JR., Governor*  
*CHARLTON H. BONHAM, Director*



December 4, 2013

Mr. Jerry Marchbank  
Orange Coast College  
1370 Adams Avenue  
Costa Mesa, CA 92626  
jmarshbank@mail.cccd.edu

**Subject: Comments on the Notice of Preparation of a Draft Program Environmental Impact Report for the Vision 2020 Facilities Master Plan, Costa Mesa, CA (SCH# 2013111026)**

Dear Mr. Marchbank:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) for the Vision 2020 Facilities Master Plan Draft Program Environmental Impact Report (PEIR). The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act, [CEQA] Guidelines §15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code §2050 et seq.) and Fish and Game Code section 1600 et seq. The Department also administers the Natural Community Conservation Planning (NCCP) program.

Orange Coast College (OCC) occupies an approximately 160-acre site in the City of Costa Mesa in central Orange County. The project site is surrounded by the Cities of Santa Ana to the north, Fountain Valley and Huntington Beach to the west, Newport Beach to the south, and Irvine to the east. OCC is bounded by Adams Avenue to the north, Fairview Road to the east, Merrimac Way to the south, and Harbor Boulevard to the west. North of the site are high-density residential developments, and low-density residential developments are south of Merrimac Way. Costa Mesa High School and the Orange County Fair and Event Center are located to the east across Fairview Road, and commercial and residential development is located to the west of the campus along Harbor Boulevard.

The Coast Community College District (District) is updating its Facilities Master Plan for OCC. The District plans to construct new, larger buildings housing similar disciplines and replace the smaller and spatially less efficient classroom buildings in the center of the campus in addition to implementing various parking and pedestrian circulation improvements. Habitat types on OCC include Eucalyptus and other non-native ornamental trees, which serve as perching sites for raptors such as Cooper's hawk (*Accipiter cooperii*; Initial Study page 34).

The Department offers the following comments and recommendations to assist the District in avoiding or minimizing potential project impacts on biological resources.

1. The Department considers adverse impacts to a species protected by the California Endangered Species Act (CESA), for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species that results from the project is prohibited, except as authorized by state law (Fish and Game Code, §§ 2080, 2085.) Consequently, if the Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, the Department recommends that the project proponent seek appropriate take authorization under CESA prior to implementing the project. Appropriate authorization from the Department may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and Game Code §§ 2080.1, 2081, subs. (b),(c)). Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of an ITP unless the project CEQA document addresses all project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.
2. To enable the Department to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish and wildlife, we recommend the following information be included in the PEIR.
  - a. A complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
  - b. A range of feasible alternatives to ensure that alternatives to the proposed project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources. Specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.

#### Biological Resources within the Project's Area of Potential Effect

3. To provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats, the PEIR should include the following information.
  - a. Per CEQA Guidelines, section 15125(c), information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis should be placed on resources that are rare or unique to the region.
  - b. A thorough assessment of rare plants and rare natural communities, following the Department's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see: <http://www.wildlife.ca.gov/habcon/plant/>) (hard copy available on request).

- c. A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 322-2493 or [www.wildlife.ca.gov/biogeodata/](http://www.wildlife.ca.gov/biogeodata/) to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
- d. An inventory of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, §15380). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

#### Analyses of the Potential Project-Related Impacts on the Biological Resources

4. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the PEIR.
  - a. A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.
  - b. Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a NCCP). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the PEIR.
  - c. The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
  - d. A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

#### Mitigation for the Project-related Biological Impacts

5. The PEIR should include measures to fully avoid and otherwise protect Rare Natural Communities from project-related impacts. The Department considers these communities as threatened habitats having both regional and local significance.
6. The PEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
7. For proposed preservation and/or restoration, the PEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.
8. The Department recommends that measures be taken to avoid project impacts to nesting birds. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).
  - a. If avoidance of the avian breeding season is not feasible, the Department recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.
  - b. Further avoidance of direct impacts to birds, particularly migratory species, can be achieved through incorporation of 'bird safe' elements in architectural design. Elements such as glazed windows, well-articulated building facades, and minimal nighttime lighting are encouraged to reduce collisions of migratory birds with buildings. Large flat windows, reflective glass, and transparent corners are discouraged. For further guidance on this subject the Department recommends review of the following literature: 1) Standards for Bird-Safe Buildings, San Francisco Planning Department, Adopted July 14, 2011; and 2) Klem Jr., D. 2009. Preventing Bird – Window Collisions. The Wilson Journal of Ornithology 121(2):314-321.
9. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.

10. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

We appreciate the opportunity to comment on the referenced NOP. Questions regarding this letter and further coordination on these issues should be directed to Jennifer Edwards at (858) 467-2717 and via email at [jennifer.edwards@wildlife.ca.gov](mailto:jennifer.edwards@wildlife.ca.gov).

Sincerely,



Betty M. Courtney  
Environmental Program Manager  
South Coast Region

cc: Scott Morgan, State Clearinghouse, Sacramento  
Jennifer Edwards, CDFW, San Diego





# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

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December 5, 2013

Jerry Marchbank  
Senior Director, Facilities, Planning and Construction  
Coast Community College District  
1370 Adams Avenue  
Costa Mesa, California 92626

**SUBJECT: NOTICE OF PREPARATION – Vision 2020 Facilities Master Plan**

Dear Mr. Marchbank:

Thank you for the opportunity to provide comments on the Initial Study/Notice of Preparation related to Orange Coast College Vision 2020 Facilities Master Plan. In response to the available NOP, we have the following comments:

1) Project Description and Program Elements:

The project description refers to the Coast Community College District's vision to increase entrepreneurial activities and attracting visitors to the campus through the development of new facilities and improvement programs. The NOD refers to the following potential facilities to be added to the exiting campus:

- **Mixed-use development at the corner of Fairview Road and Merrimac Way.** This project would consist of commercial/retail uses on the street level and student residential on the upper levels. The District envisions a private partner that has yet to be identified.
- **A student housing project (approximately 1,300 beds) at the corner of Adams Avenue and the campus entry.** The proposed approximately 200,000-square-foot facility would be supported by a private partner.
- **Multifamily residential housing.** The District site adjacent to District headquarters on Pinecreek Lane is identified for multifamily residential development (e.g., senior housing or market-rate housing) in the Facilities Master Plan. A private partner is envisioned that has yet to be identified.
- **New Planetarium.** This proposed 9,300-square-foot facility would be used by the college and the community and is sited to allow for public access from the Merrimac lot.
- **New Student Union/Bookstore/Culinary Arts/Student Success Center.** This project is planned to be developed slightly north of the corner of Fairview Road and Merrimac Way.
- **New Administration Building.** This building may be integrated with the new Student Union.

While the City is pleased that Orange Coast College is expanding and considering addition of mixed use and residential buildings to the campus, the City is concerned about the quality of life impacts to adjacent and nearby residents (i.e., noise, air quality, light and glare) and the City as a whole (i.e., infrastructure, traffic).

In addition, since the District is proposing a comprehensive change to the master plan, the City is requesting that District outreach to the residents and considers their concerns. The City could host a community meeting at a date agreed to with the District at City Hall.

The City would also appreciate the opportunity to be involved in the campus planning and design. We believe that any expansion of the existing plan should consider integrating the college campus with the surrounding community.

2) Traffic Impacts:

The following should be included in the draft EIR:

- Traffic analysis related to all intersections within the City of Costa Mesa where the proposed project potentially increases the peak hour traffic by 50 trips.
- Integration of pedestrian and bike lanes with the City's current and upcoming General Plan update.
- **Other intersections – to be added by Transportation**

We look forward to participating in any additional reviews of the draft EIR and thank you for considering the City's comments.

Sincerely,



Gary Armstrong, AICP  
Economic & Development Services Director /  
Deputy CEO  
(714) 754-5182  
[gary.armstrong@costamesaca.gov](mailto:gary.armstrong@costamesaca.gov)



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

Planning Division

714.536.5271

Building Division

714.536.5241

November 18, 2013

Coast Community College District  
1370 Adams Avenue  
Costa Mesa, CA 92626  
ATTN: Jerry Marchbank

**Subject: Notice of Preparation of a Draft Program EIR for the Vision 2020 Facilities Master Plan – Orange Coast College**

Dear Mr. Marchbank:

Thank you for forwarding the NOP/Initial Study for the subject project. The City of Huntington Beach looks forward to reviewing the draft Program EIR when it becomes available.

Sincerely,

Jennifer Villasenor  
Senior Planner



December 3, 2013

Mr. Jerry Marchbank  
Coast Community College District  
1370 Adams Avenue  
Costa Mesa, CA 92626

Sent via USPS and email to: [JMarchbank@mail.cccd.edu](mailto:JMarchbank@mail.cccd.edu)

**Subject: Notice of Preparation of a Draft Program Environmental Impact Report (PEIR)**

Dear Mr. Marchbank:

Thank you for the opportunity to comment on the Notice of Preparation of the PEIR for the "Vision 2020 Facilities Master Plan". City staff has reviewed the project and offers the following comment:

As part of the Draft EIR being prepared for the project, please ensure that the traffic analysis identifies potential significant impacts including both an interim-year analysis as well as a build-out year analysis. Additionally, include the following intersections located within the City of Irvine in the project study area:

- Red Hill Avenue and Main Street
- Campus Drive and MacArthur Boulevard
- Jamboree Road and MacArthur Boulevard
- Campus Drive and University Drive
- California Avenue and University Drive.

City staff will provide the City of Irvine Transportation Analysis Model (ITAM) traffic data for these locations. Please coordinate with Peter Anderson, Senior Transportation Analyst, at 949-724-7370.

Mr. Jerry Marchbank  
December 3, 2013  
Page 2

We are interested in reviewing all additional documentation associated with this project; therefore, please forward copies of the pertinent documents for our review.

If you have any questions, please contact me at 949-724-6314 or via e-mail at [dlaw@cityofirvine.org](mailto:dlaw@cityofirvine.org)

Sincerely,



David R. Law, AICP  
Senior Planner

cc: (via email)

Kerwin Lau, Project Development Administrator  
Sun-Sun Murillo, Supervising Transportation Analyst  
Karen Urman, Senior Transportation Analyst  
Peter Anderson, Senior Transportation Analyst  
Bill Jacobs, Principal Planner



J Linnert architecture  
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11/24/13

**Subject: Notice of Preparation of a Draft Program Environmental Impact Report (PEIR)**

**Project Title:** Vision 2020 Facilities Master Plan Program EIR, Orange Coast College

**Project Location:** Orange Coast College, generally bound by Fairview Road to the east, Harbor Blvd. to the west, Adams Avenue to the north, and Merrimac Way to the south.

Coast Community College District

**Jerry Marchbank,**

Senior Director, Facilities, Planning and Construction

1370 Adams Avenue

Costa Mesa CA 92626

Dear Mr Marchbank,

Presently, Orange Coast College is a viable and dynamic academic learning environment. Its origins were commissioned by a committee led by the then new College President, Dr. Basil H. Peterson and Vice-president Dr. James W. Thornton, Jr., over 60 years ago. They are to be commended for their foresight and innovation. Many of the original buildings of the college campus, were designed by Master Architect-Richard Neutra in partnership with Architect-Robert Alexander and leading Modern Landscape-Architect, Garrett Eckbo. These campus buildings have received many awards and commendations and continue to garner the accolades of school administrators and architectural professionals for their excellence in design and planning. It is understood, any actions that may cause a substantial adverse change to the original historic campus should be thoroughly evaluated as required by CEQA.

Another course of action would be to reconsider the proposed Master Plan as well as the Existing Buildings Removal Plan and rehabilitate/restore/repurpose the historic and culturally significant structures, outdoor spaces and landscape/hardscape.

As directed per the above noted Subject, please find following, requested scope and content information to be included in the PEIR.

Documentation should be applied to all existing buildings at Orange Coast College as of the date noted above. In-depth and detailed documentation should be applied to those buildings, outdoor spaces and landscaping/hardscaping designed by Master Architect - Richard Neutra & Robert Alexander and leading Modern Landscape-Architect, Garrett Eckbo. A complete Master Site Plan of Orange Coast College showing all existing buildings, outdoor spaces (e.g. fences, screen walls, paving, seating, outdoor furniture, etc.) landscaping and hardscaping to date and all buildings that have been demolished to date going back to and including the original constructed campus design by Architects Neutra & Alexander and Landscape-Architect Garret Eckbo from the early 1950's. Also, provide a corresponding clear and concise listing noting; Architect(s) of each building, date of construction-completion, date of demolition or prospective date of proposed demolition and name of building.



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11/24/13

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**Project Title: Vision 2020 Facilities Master Plan Program EIR, Orange Coast College**

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Continued

It should be noted that per the Coast Community College District website an **Existing Buildings Removal Plan** is provided in the **Orange Coast College Facilities Master Plan - January 2005.**

(<http://www.cccd.edu/bondprojects/measurec/Documents/OCCMasterPlan.pdf>)

(images attached) It should also be noted that the recent **Orange Coast College Vision 2020 Facilities Master Plan**

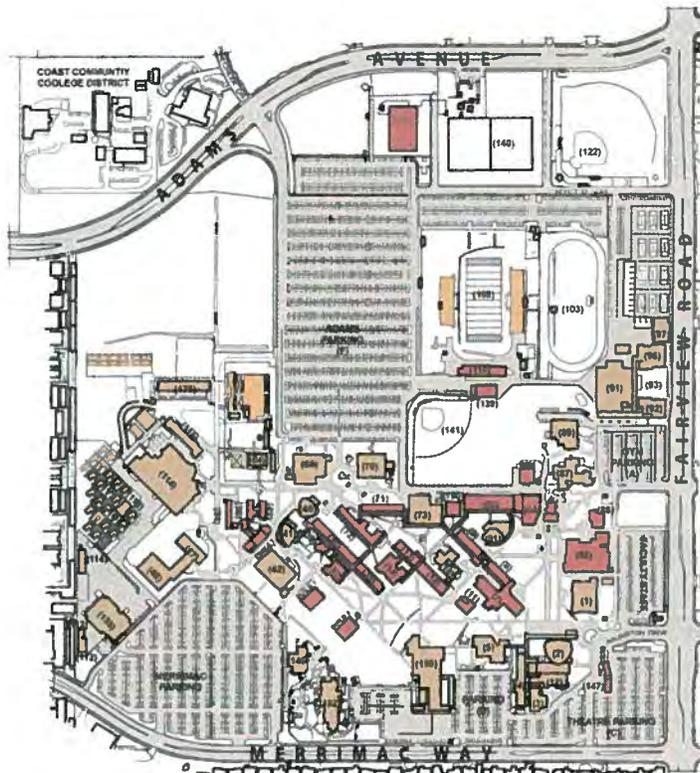
(<http://www.cccd.edu/aboutus/Documents/Vision2020%20Facilities%20Master%20Plan.pdf>)

(image attached) seems to be consistent with the **Existing Buildings Removal Plan** of 2005.

A complete analysis and study detailing the prospective rehabilitation/restoration, re-use and/or repurposing of all proposed removed structures should be provided in the PEIR.



January 2005



**Existing Buildings Removal Plan**

No	Name
7	Counseling Admissions
8	Counseling Admissions
9	Counseling Admissions
11	Faculty House
12	Business Education
13	Business Education
11	Business Education
35	Science
36	Science
37	Reprographic Center
38	Science
39	Science
43	Consumer Health Science
44	Taco Bell
49	Allied Health
50	Health Sciences
51	Horticulture Services
71	Home Economics
72	Home Economics
80	Social Sciences
82	Sports Medicine Lab
83	Bookstore
85	Snack Bar East
86	Student Center
88	Bursar's Office
110	Field House
139	Strength Lab
144	Bookstore Warehouse
147	Public Safety
150	Counseling Admin Annex
170	Library (Temp)



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11/24/13

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Continued



**ORANGE COAST COLLEGE**

January 2005

Review of deferred maintenance costs and the Facilities Assessment Report support the conclusion that many buildings on campus have reached, or are reaching, the end of their useful lifespans. Due to the condition and age of building systems, and the scale of these buildings, it is not cost effective to undertake the extensive renovation necessary to provide modern, reliable instructional space.

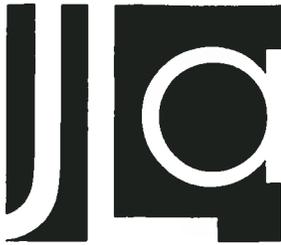
### 4.3.2.1 Removal of Existing Buildings

The Master Plan recommends the long term growth and the modern instructional needs of the campus be met in large part through the removal and replacement of outdated and deteriorating buildings with larger buildings which consolidate academic programs. (Figure "A" page 4.3.2.1-2)

Removal of the linear, small-scale, older buildings which densely populate the center of the campus results in a significant increase in open space, (Figure "B" page 4.3.2.1-3) affording the opportunity to clarify the campus plan, simplify pedestrian orientation and movement, and enhance the "sense of community" by creating a hierarchy of public spaces for socialization, study and recreation in harmony with the vision of the college.

Several of the significant Neutral Alexander buildings, the R.B. Moore Theater, Forum, and Science Lecture Hall will remain, providing a sense of history and heritage while enhancing the human scale and adding complexity and visual interest to the campus core.

**Dissapointingly, this document does not seem to mention that the building's being proposed for demolition as mentioned, "Removal of the linear, small-scale older buildings which densley populate the center of the campus..." are original campus buildings mostly designed by Master Architect - Richard Neutra & Robert Alexander with noted Landscape Architect, Garrett Eckbo.**



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11/24/13

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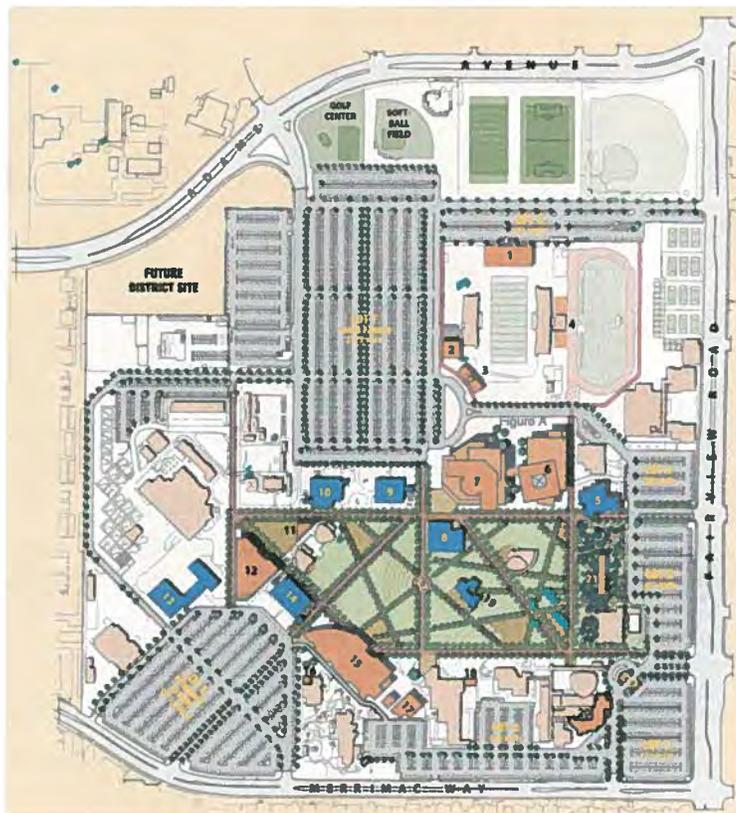
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Continued



January 2005



**Master Plan**

**LEGEND**

**NEW BUILDINGS**

- | No | BUILDING NAME                 |
|----|-------------------------------|
| 1  | Life Fitness Center           |
| 2  | Campus Safety Office          |
| 3  | Stadium Entry                 |
| 4  | Track Bleacher ADA            |
| 6  | Student Union                 |
| 7  | OCC Hall                      |
| 11 | Snack Bar                     |
| 12 | Consumer Health / Lab Science |
| 15 | Library                       |
| 17 | Doyle Arts Pavilion           |
| 21 | Emeritus Hall                 |
| 22 | Entry Kiosk                   |

**BUILDING MODERNIZATION**

- | No | BUILDING NAME                     |
|----|-----------------------------------|
| 5  | Watson Hall                       |
| 8  | Success Center                    |
| 9  | Instructional Resource Center     |
| 10 | Chemistry                         |
| 15 | Skill Center                      |
| 14 | Lewis Hall                        |
| 19 | Faculty House & Conference Center |

**BUILDING ADDITION**

- | No | BUILDING NAME               |
|----|-----------------------------|
| 16 | Early Childhood Lab School  |
| 18 | Arts Center / Video Storage |
| 20 | R. B. Moore Music Complex   |

Note: For Electronic Drawing Refer to Architectural Appendix  
 OCC-MP.dwg

Figure A

Master Plan Concept

4.3.2-1

**MASTER PLAN  
 ORANGE COAST COLLEGE FACILITIES MASTER PLAN - JANUARY 2005**



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11/24/13

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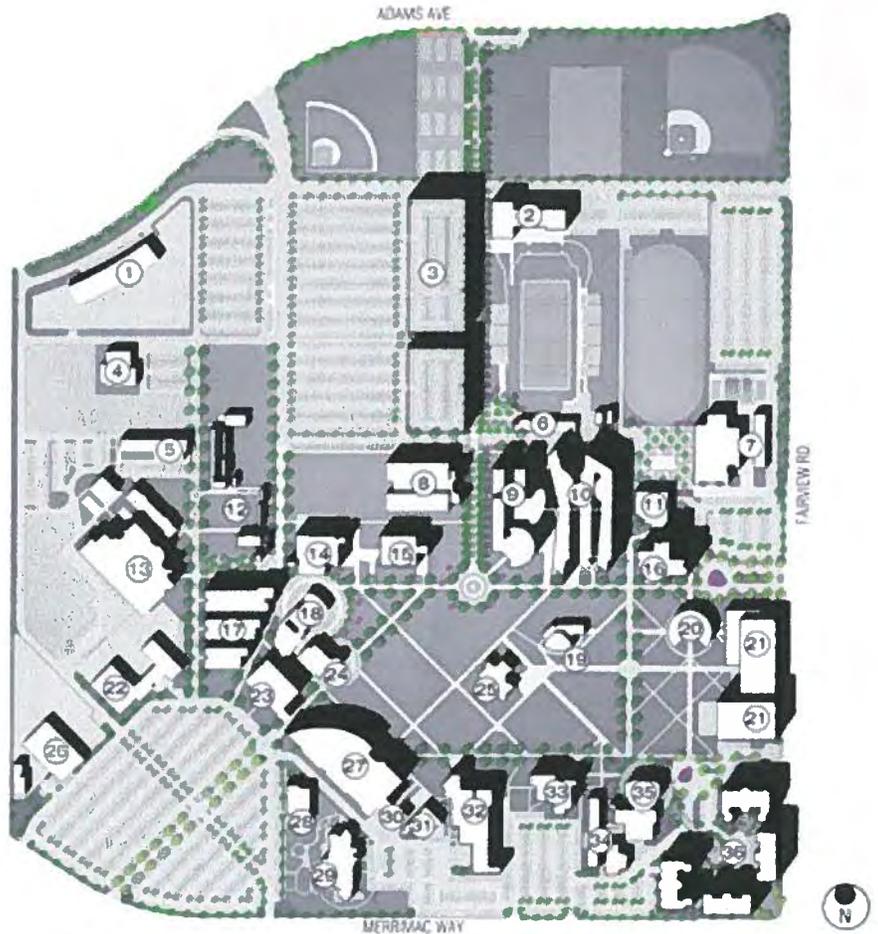
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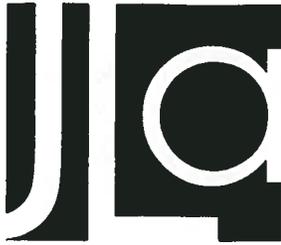
Continued

**Orange Coast College, 2020**

- ① Recycling Center
- ② Fitness Complex
- ③ Parking Structure
- ④ District Transportation
- ⑤ Information Technology
- ⑥ Field House
- ⑦ Gymnasium, Locker and Pool Complex
- ⑧ Multidisciplinary Building
- ⑨ Business Math / Computer Center
- ⑩ Language Arts / Social Sciences
- ⑪ Student Health Center
- ⑫ Horticulture Complex
- ⑬ Technology Center
- ⑭ Chemistry
- ⑮ College Support Center
- ⑯ Watson Hall / Student Services
- ⑰ Allied Health and Consumer Sciences
- ⑱ Math Science Lecture Facilities
- ⑲ Forum
- ⑳ Conference Center
- ㉑ Student Center / Administration
- ㉒ Skill Center
- ㉓ Lewis Center for Applied Science
- ㉔ Planetarium
- ㉕ Faculty House
- ㉖ Maintenance & Operations
- ㉗ Library
- ㉘ Early Childhood Lab School
- ㉙ Children's Center
- ㉚ Starbucks
- ㉛ Doyle Arts Pavilion
- ㉜ Art Center
- ㉝ Fine Arts
- ㉞ Music
- ㉟ Moore Theater and Drama
- ㊱ Mixed Use Housing and Retail



**ORANGE COAST COLLEGE VISION 2020 FACILITIES MASTER PLAN**



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11/24/13

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Continued



View: Merrimac Way / Fairview Ave



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*Continued*

Part of the review process should also provide an Historical Resource Assessment for the college campus, designed by Master Architect-Richard Neutra in partnership with Architect-Robert Alexander and leading Modern Landscape-Architect, Garrett Eckbo.

It seems that a collegial and open public discourse along with a thorough and credible evaluation of this significant cultural resource produced by Master Architect-Richard Neutra in partnership with Architect- Robert Alexander and leading Modern Landscape-Architect, Garrett Eckbo is warranted.

Please include the above information and comments as public record for the required Environmental Impact Report (EIR) process.

Sincerely,

John W Linnert AIA

Recipient American Institute of Architects Orange County (AIAOC) Presidents Award 2009

barbara lamprecht, m.arch.  
bmlamprecht@gmail.com  
**Lamprecht ArchiteXtural**

550 jackson st. pasadena ca 91104.3621  
626.264.7600

12 November 2013

**Jerry Marchbank,**

Senior Director, Facilities, Planning and Construction  
Orange Coast College

**Richard Pagel**

Vice President Administrative Services  
Orange Coast College

**Douglas C. Bennett**

Executive Director College Advancement  
Orange Coast College

**Caitlin Munson**

Environmental Analyst, Dudek

**Re: Cultural and Historic Significance, Orange Coast College Campus**

Dear Faculty, Administration, and Ms. Munson,

I am writing on behalf of the cultural and historic significance of the original Orange Coast College campus, an exceptional group of postwar mid-century buildings that appear to comprise a historic district. Commissioned by a committee led by the new College president, Dr. Basil H. Peterson and vice-president Dr. James W. Thornton, Jr., the earliest postwar buildings in this group were designed by the distinguished architect and urban planner Robert E. Alexander, a Fellow of the AIA. For the design of later buildings, especially the Business Education Building, the Speech Arts and Auditorium building, the Pool and Stadium, and the Planetarium, he joined forces with the world-renowned Richard J. Neutra, also a Fellow of the AIA and long acknowledged as one of the most important architects of the twentieth century. The Neutra and Alexander partnership went on to win prestigious commissions including the U.S. Embassy, Karachi, Pakistan, and the Lincoln Memorial Museum (the Cyclorama), Gettysburg.

To realize a unique campus within the larger state system, Neutra and Alexander enlisted Garrett Eckbo, a leading Modern landscape architect who trained at Harvard with Walter Gropius, founder of the Bauhaus; Eckbo later served as the Chair of the Department of Landscape Architecture, UC Berkeley. Along with facilitating architect Richard H. Fleger, together the formidable team realized a campus that was as innovative as it is serene. Despite some reversible impositions, the buildings retain considerable integrity, and while some of Eckbo's plantings are gone, much of his overall scheme remains.

When completed, the Neutra and Alexander buildings immediately garnered worldwide acclaim. They were published in leading publications including *L'Architecture D'Aujourd'hui*, France; *Architektur und Wohnform*, Germany; *Instituto Técnico De La Construcción Y Del Cemento*, Spain; *Kokusai-Kentiku*, Japan, to name only a few. The brilliantly laid out campus, with its crisp low-rise brick structures beautifully engaged with the landscape, quickly won an AIA award. Decades later, it was also the recipient of an AIA Orange County 25-year award, a recognition of its sustained architectural excellence. The award fulfilled the

barbara lamprecht, m.arch.  
bmlamprecht@gmail.com  
**Lamprecht ArchiteXtural**

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626.264.7600

prediction of the Orange County Magazine, Fall 1954, which declared that when completed the Neutra and Alexander buildings would comprise "one of the most beautiful and complete campuses in the state."

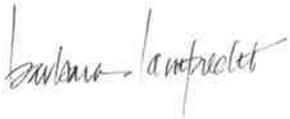
Orange Coast College can be proud to possess such a rare example by such important figures. No other American community college or even four-year university possesses such a carefully conceived "landscape for learning."

As you know, any actions that may cause a substantial adverse change to the original historic campus should be thoroughly evaluated as required by CEQA. Another course of action could be to reconsider the proposed master plan. Neutra's reputation has continued to grow over the decades. His work, with its emphasis on human well-being and the vital connection to nature, is the subject of ceaseless conferences, dissertation, and articles. I encourage the College to consider rehabilitating these buildings. Such actions would burnish the institution's image as a prescient, savvy practitioner of sustainability – because preservation and re-use is the first and most fundamental tenet of "building green."

The former Crystal Cathedral may serve as an important example for Orange Coast College. Just this year, the two Neutra buildings on the campus, the Rev. Robert Schuller's famous drive-in church and the Tower of Hope, both handsome mid-century designs, are being beautifully rehabilitated and re-used, generating considerable praise and favorable media attention. (The campus is well worth a visit.)

Please include my comments as part of the public record for the required EIR effort.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Lamprecht". The ink is dark and the signature is fluid and connected.

Barbara Lamprecht, M.Arch.  
Qualified Architectural Historian

cc: Lee Gordon, John Fawcett, Dennis

12-2-2013



Mr. Jerry Marchbank  
1370 Adams Avenue  
Costa Mesa, California 92626

Re: Orange Coast College Vision 2020 Facilities Master Plan Study

First let me thank you for inclusion as one of the recipients of the OCC Vision 2020 Facilities Master Plan Initial study. As a long time resident of Costa Mesa, graduate of OCC, and current resident in the adjacent "Mesa Del Mar" subdivision... I hope my comments are relevant.

I note the intent of the reference document is to "provide an overview and analysis of the environmental impacts associated with the project proposed" (Vision 2020 Facilities Master Plan)... as noted on page 2(1.2) of the referenced document. Therefore the majority of my comments will be related to environmental impacts to the surrounding community. However, I have also included suggestions which more directly pertain to instructional scope and facilities layout.

Pages 6-12, reference "Project Objectives" and "Proposed Master Plan Elements". Much verbiage is given to the expansion of the recycling center, however relatively little is detail is given to articulate the merit in expanding the Business, Math, and Computing Center. The college and the community would benefit from adoption of an enhanced STEM program. (As was announced in the August 30<sup>th</sup> 2012, "Coast District Trustees Approve Local Education Bond" news release). Perhaps, the following comments are "out of scope" however... while on the subject, three other similar concerns come to mind...

The lack of mention regarding Orange Coast College's aviation program. The looming pilot shortage, should necessitate an enhancement and publicizing of OCC's aviation programs/facilities.

The lack of emphasis on medical studies training. As all are aware, the aging of the population will require an increasingly medically trained work force in the future. OCC's medically related programs are heavily impacted currently... The current "scope" should reflect increased emphasis on medical studies.

The need for some level of curricula geared towards manual skills training... a skill set that can't be "off shored". Training in trades that benefit the local community: plumbing, electrical, HVAC... perhaps resurrect the old petroleum technology program.

Of course references to “mixed-use center housing/retail development” on pages 6(3.0) and 7(3.3) and “multifamily residential housing” on page 7(3.3), need to be elaborated in greater detail, before any public comment/impact, can be determined.

Page 9(3.3), (please also see page 58(a)) references using the OC Fairground property as a location for a multilevel parking structure. Of course the concern from a local residents perspective... is traffic. The Arlington/Fairview intersection is heavily trafficked at the present time. The current contributors are the OC Fairgrounds, Pacific Amphitheater, Costa Mesa High School (and the proposed 1000+ seat stadium, collocated on campus), access to TeWinkle Park (Bark Park, Skate Park), cut through for Newport boulevard – Fairview Street traffic. What street enhancements and/or other mitigations are envisioned (page 58 (a,b))? From a practical stand point, locating a parking structure in parking lot F would make more sense... less distance to walk in inclement weather, no need to traverse a heavily trafficked street, provide public parking for the new planetarium page 53(a), provide public parking (and parking revenue) to the underutilized library, and be adjacent to facilities for public sporting events.

Page 26 (6.3.1(c)) references “visual character” of the site and its surroundings. Of course multi-story structures may impact privacy and the scenic vista in some areas of the surrounding neighborhoods. The “Master Plan” does not mention any initiatives to beautify the entranceways or periphery of the campus. More information is required regarding the location and height of the proposed “multi-level” structures.

Page 52 (6.3.12 (c)) references “substantial permanent increase in ambient noise levels...” The surrounding neighborhoods could be adversely impacted unless efforts are made to mitigate excessive noise generation.

Page 55 (6.3.14(a)) fails to reference TeWinkle Park, located .4 miles east of the campus.



John Rittenhouse  
Mesa Del Mar, HOA  
966 Presidio Drive  
Costa Mesa, California 92626  
[johnritt@yahoo.com](mailto:johnritt@yahoo.com)

## NATIVE AMERICAN HERITAGE COMMISSION

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West Sacramento, CA 95691  
(916) 373-3715  
Fax (916) 373-5471  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
Ds\_nahc@pacbell.net  
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November 18, 2013

Mr. Jerry Marchbank

**Orange Coast College**

1370 Adams Avenue  
Costa Mesa, CA 92626



RE: SCH#2013111026; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the **"Vision 2020 Facilities Master Plan;"** of the Orange Coast Community College District, located in central Orange County,, California

Dear Mr. Marchbank:

The Native American Heritage Commission (NAHC) has reviewed the above-referenced environmental document.

The California Environmental Quality Act (CEQA) states that any project which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA guidelines 15064.5(b)). To adequately comply with this provision and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

Contact the appropriate Information Center for a record search to determine :If a part or all of the area of project effect (APE) has been previously surveyed for cultural places(s), The NAHC recommends that known traditional cultural resources recorded on or adjacent to the APE be listed in the draft Environmental Impact Report (DEIR).

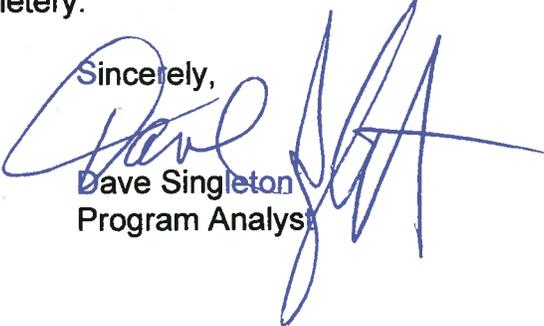
If an additional archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey. We suggest that this be coordinated with the NAHC, if possible. The final report containing site forms, site significance, and mitigation measurers should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure pursuant to California Government Code Section 6254.10.

A list of appropriate Native American Contacts for consultation concerning the project site has been provided and is attached to this letter to determine if the proposed active might impinge on any cultural resources. Lack of surface evidence of archeological resources does not preclude their subsurface existence.

Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, pursuant to California Health & Safety Code Section 7050.5 and California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities. Also, California Public Resources Code Section 21083.2 require documentation and analysis of archaeological items that meet the standard in Section 15064.5 (a)(b)(f). Lead agencies should consider first, avoidance for sacred and/or historical sites, pursuant to CEQA Guidelines 15370(a). Then if the project goes ahead then, lead agencies include in their mitigation plan provisions for the analysis and disposition of recovered artifacts, pursuant to California Public Resources Code Section 21083.2 in consultation with culturally affiliated Native Americans.

Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

  
Dave Singleton  
Program Analyst

CC: State Clearinghouse

Attachment: Native American Contacts list

**Native American Contacts  
Orange County, California  
November 18, 2013**

Juaneno Band of Mission Indians Acjachemen Nation  
David Belardes, Chairperson  
32161 Avenida Los Amigos Juaneno  
San Juan Capistrano CA 92675  
chiefdavidbelardes@yahoo.  
(949) 493-4933 - home  
(949) 293-8522

Juaneno Band of Mission Indians Acjachemen Nation  
Teresa Romero, Chairwoman  
31411-A La Matanza Street Juaneno  
San Juan Capistrano CA 92675-2674  
(949) 488-3484  
(949) 488-3294 - FAX  
(530) 354-5876 - cell

Tongva Ancestral Territorial Tribal Nation  
John Tommy Rosas, Tribal Admin.  
Private Address Gabrielino Tongva  
tattnlaw@gmail.com  
310-570-6567

Gabrielino Tongva Indians of California Tribal Council  
Robert F. Dorame, Tribal Chair/Cultural Resources  
P.O. Box 490 Gabrielino Tongva  
Bellflower , CA 90707  
**gtongva@verizon.net**  
562-761-6417 - voice  
562-761-6417- fax

Gabrielino/Tongva San Gabriel Band of Mission  
Anthony Morales, Chairperson  
PO Box 693 Gabrielino Tongva  
San Gabriel , CA 91778  
GTtribalcouncil@aol.com  
(626) 286-1632  
(626) 286-1758 - Home  
(626) 286-1262 -FAX

Juaneno Band of Mission Indians  
Alfred Cruz, Cultural Resources Coordinator  
P.O. Box 25628 Juaneno  
Santa Ana , CA 92799  
alfredgcruz@sbcglobal.net  
714-998-0721  
714-998-0721 - FAX  
714-321-1944 - cell

Gabrielino /Tongva Nation  
Sandonne Goad, Chairperson  
P.O. Box 86908 Gabrielino Tongva  
Los Angeles , CA 90086  
sgoad@gabrielino-tongva.com  
951-845-0443

United Coalition to Protect Panhe (UCPP)  
Rebecca Robles  
119 Avenida San Fernando Juaneno  
San Clemente CA 92672  
rebroles1@gmail.com  
(949) 573-3138

**This list is current only as of the date of this document.**

**Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.**

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2013111026; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Vision 2020 Facilities Master Plan (For the Orange Coast College); located in central Orange County, California.

**Native American Contacts  
Orange County, California  
November 18, 2013**

Gabrielino-Tongva Tribe  
Bernie Acuna, Co-Chairperson  
P.O. Box 180                      Gabrielino  
Bonsall                      , CA 92003  
(619) 294-6660-work  
(310) 428-5690 - cell  
(760) 636-0854- FAX  
bacuna1@gabrielinotribe.org

Gabrielino-Tongva Tribe  
Conrad Acuna,  
P.O. Box 180                      Gabrielino  
Bonsall                      , CA 92003  
  
760-636-0854 - FAX

Juaneno Band of Mission Indians Acjachemen Nation  
Joyce Perry, Representing Tribal Chairperson  
4955 Paseo Segovia                      Juaneno  
Irvine                      , CA 92612  
kaamalam@gmail.com  
949-293-8522

Gabrielino /Tongva Nation  
Sam Dunlap, Cultural Resorces Director  
P.O. Box 86908                      Gabrielino Tongva  
Los Angeles , CA 90086  
samdunlap@earthlink.net  
909-262-9351

Gabrielino-Tongva Tribe  
Linda Candelaria, Co-Chairperson  
P.O. Box 180                      Gabrielino  
Bonsall                      , CA 92003  
palmsprings9@yahoo.com  
626-676-1184- cell  
(760) 636-0854 - FAX

Gabrieleno Band of Mission Indians  
Andrew Salas, Chairperson  
P.O. Box 393                      Gabrielino  
Covina                      , CA 91723  
gabrielenoindians@yahoo.  
(626) 926-4131

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