Notice of Preparation (NOP)

of a
Program Environmental Impact Report (EIR)

for the
South Orange County Community College District
Saddleback College & Irvine Valley College
2011 Facilities Master Plans

PURPOSE OF THE NOP

This Notice of Preparation (NOP) is a request for responsible and trustee agencies, other interested agencies, organizations, and members of the general public to provide input on the draft Program Environmental Impact Report (Program EIR) for the South Orange County Community College District (SOCCCD or “district”) 2011 Facilities Master Plans (FMPs) for the Saddleback College campus, the Irvine Valley College (IVC) campus, and the Advanced Technology & Education Park (ATEP) campus. The 2011 FMPs for Saddleback College and Irvine Valley College/ATEP describe the needed buildings, infrastructure, vehicular and pedestrian circulation improvements, and proposed sequencing schedules required for construction and operation of instructional and support facilities through the year 2031.

Compliance with the California Environmental Quality Act (CEQA) is required before the implementation of the 2011 FMPs. The district has prepared a CEQA Initial Study & Environmental Checklist, which has determined that a Program EIR must be prepared for the 2011 FMPs. Pursuant to Section 21165 of CEQA, the district is the Lead Agency responsible for preparing the Program EIR, which will address the potential impacts associated with the 2011 FMPs. Section 15168 of the CEQA Guidelines describes a Program EIR as an EIR that may be prepared on a series of actions that are related either geographically; connected as part of a continuing program and/or carried out under the same authorizing statute or regulatory authority and have similar environmental impacts that can be mitigated in similar ways. Under a Program EIR, implementation of the 2011 FMP projects may or may not require subsequent environmental analysis to determine whether additional CEQA documentation needs to be prepared.

Your responses to the NOP will inform the district (the Lead Agency) of your environmental concerns, your ideas about the effects of the project, and ways the project might be revised or mitigated to reduce or avoid significant environmental effects.

1 California Public Resources Code, Division 13, Sections 21000 through 21177 are commonly known as the California Environmental Quality Act (CEQA). Implementing procedures for CEQA are found in California Code of Regulations, Title 14, Chapter 3, Sections 15000 through 15387, commonly known as the CEQA Guidelines.
**PROJECT LOCATIONS**

The SOCCCD college campus locations are each shown on Figure 1 (Regional Location). Complete descriptions of the campus locations and settings are provided in the CEQA Initial Study & Environmental Checklist, available for review at [http://www.socccd.edu/about/about_planning.html](http://www.socccd.edu/about/about_planning.html).

**Saddleback College**

The 200-acre Saddleback College campus is located at 28000 Marguerite Parkway, at the northeast corner of Marguerite and Avery Parkways, in the City of Mission Viejo. The campus is in Section 24 of Township 7 South, Range 8 West, San Bernardino Baseline and Meridian (SBBM), as depicted on the United States Geological Survey (USGS) San Juan Capistrano, California (1981) 7.5-minute topographic quadrangle (Figure 2). Latitude and longitude coordinates are 33°33'08" North and 117°39'39" West, respectively.
Irvine Valley College

The 100-acre Irvine Valley College campus is located at 5500 Irvine Valley Drive, at the southeast corner of Irvine Center Drive and Jeffrey Road, in the City of Irvine. The campus is partially in and south of Section 1 of Township 6 South, Range 9 West, SBBM, as depicted on the USGS Tustin, California (1981) 7.5-minute topographic quadrangle (Figure 3). Latitude and longitude coordinates are 33°40'34" North and 117°46'26" West, respectively.

ATEP

The 68-acre ATEP campus is located at 15445 Lansdowne Road, east of the intersection of Red Hill Avenue and Valencia Avenue within the Tustin Legacy development (former Marine Corps Air Station Tustin) in the City of Tustin. The campus is in an unsectioned portion of Township 5 South, Range 9 West, SBBM, as also depicted on the Tustin 7.5-minute topographic quadrangle (Figure 3). Latitude and longitude coordinates are 33°42'55" North and 117°49'43" West, respectively.
FIGURE 3: USGS MAP – IVC AND ATEP CAMPUSES

Source: USGS 7.5-minute map series, Tustin quadrangle, rev. 1981
PROJECT DESCRIPTION

Master Plan Purpose

A college 'Master Plan' is a comprehensive planning document encompassing all functions of a college or district. At present, the 2006 Facilities Master Plan (FMP) is the approved document that describes the instructional and support facilities needed to accommodate projected student enrollment through the year 2020 at the district’s three campuses. The three campuses include Saddleback College in the City of Mission Viejo, Irvine Valley College (IVC) in the City of Irvine, and Advanced Technology & Education Park (ATEP) in the City of Tustin.

The 2011 Saddleback College and Irvine Valley College\(^2\) FMPs describe the needed buildings, infrastructure, vehicular and pedestrian circulation improvements, and proposed sequencing schedules required for construction and operation of instructional and support facilities through the year 2031.

Facilities Master Plan Projects

The 2011 FMPs evaluate existing land, infrastructure, facilities and systems in relationship to the district’s educational purposes, plans and needs, specifying the capital outlay projects necessary to meet these needs. Some overall objectives include accommodating future enrollments, improving structural safety, mitigating against known natural hazards, and producing measurable environmental benefits through sustainable development. As such, the 2011 FMPs establish design principles and guidelines that will become the road map for creating modern, safe and environmentally-responsible campuses. Design principles cover include building heights, lighting, public space usage, campus safety and accessibility, and site signage. The guidelines provide recommendations for the campus site layout, buildings, landscaping and hardscape scheme. Campus "sustainability" will be achieved through the use of LEED (Leadership in Energy and Environmental Design) technical guidelines in site selection, water conservation and management, energy efficiency, conservation of materials and resources, and indoor environmental quality. Those sustainable design and environmental sensitivity reference standards will be implemented immediately in new construction, and will serve as criteria that evolve as code compliance changes and technology advances.

Projects in the 2011 FMPs include new buildings, renovated/modernized existing buildings, and site improvements (e.g., roadways, pedestrian paths, parking facilities, etc.). The project design evolution is reflected in the sequencing of FMP projects in 5-, 10- and 20-year planning horizons, within which projects are prioritized and designed based on criteria such as existing building and infrastructure conditions, pedestrian and vehicular circulation, utility capacities, code compliance, and energy consumption. The 2011 FMPs also provide extensive guidance with regard to water and energy efficiency technologies and conservation practices; construction/demolition (C&D) and solid waste recycling; renewable energy standards; stormwater pollutant reduction; and overall sustainable design and building practices.

Some buildings are currently undergoing renovation and modernization, while others are planned for minor to major upgrades in order to address specific structural and safety issues; provide functional improvements; upgrade infrastructure; and bring buildings up to current code standards. The full scope of new and renovated buildings and other site improvement projects (i.e., utilities, roadways, pedestrian facilities, etc.) are best reviewed in the 2011 FMPs in their graphical and planning contexts, and with construction details and secondary effects (i.e., relocations, minor repairs, finish replacement) descriptions. Please refer to the 2011 FMPs available online at [http://socccddefmp.com](http://socccddefmp.com).

\(^2\) SOCCCD has offered courses at the ATEP site since 2007. Saddleback College and IVC personnel develop curricula for courses offered at the ATEP location under the following program categories: Allied Health, Applied Technologies, Media Technologies and Green Technologies. During development of the ATEP campus, IVC will coordinate the management and operational aspects of the existing facility. Enrollment projections and facilities plans for ATEP are contained in the IVC and Saddleback EMPs and FMPs, respectively.
PROGRAM EIR ISSUE AREAS

The district prepared a CEQA Initial Study and Environmental Checklist (Initial Study) for the Proposed Project. An Initial Study is a preliminary analysis prepared by a Lead Agency to determine the appropriate CEQA document. If the Initial Study concludes that the project may have a significant effect on the environment, an EIR should be prepared. The Initial Study also is used to focus the EIR on the potential significant effects and allows the Lead Agency to avoid unnecessary analysis on those effects that are not potentially significant. The Initial Study is available for download in Adobe Acrobat PDF format at http://www.socccd.edu/about/about_planning.html. The Initial Study is also available for review at the SOCCCD main offices at the Saddleback College campus.

Through the Initial Study process, the district has determined that the Program EIR will focus on the following environmental issues:

- Aesthetics
- Air Quality
- Agricultural Resources
- Biological Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Noise
- Transportation/Circulation
- Utilities/Service Systems

For each of the environmental concerns listed, the Program EIR will include a description of existing setting, potential impacts of the Proposed Project, and recommended mitigation measures for any significant impacts. Project alternatives to be addressed in the Program EIR will include No Project and Alternative Designs. Since the 2011 FMPs apply to long-established college campuses, Alternative Locations are infeasible and will not be considered.

As discussed in the Initial Study, no significant impacts will result under the following environmental topics:

- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation

The Program EIR will not address those issues further, unless warranted by the NOP comments and/or public scoping meeting. Based on the final Cultural Resources Assessment (BCR 2011), the Initial Study also found that impacts related to Cultural Resources would be less than significant after incorporation of mitigation measures. Therefore, summary impact statements and corresponding mitigation measures will be carried forward into the Program EIR and implemented through the mitigation monitoring or reporting process, but the Cultural Resources topics (e.g., archaeological and paleontological resources, Native American resources, etc.) will not be readdressed.

PUBLIC AGENCY AND PUBLIC RESPONSE

Section 15082(b) of the State CEQA Guidelines requires that each responsible agency provide the Lead Agency with specific detail about the scope and content of the environmental information related to the responsible agency’s area of statutory responsibility to be included in the draft Program EIR. Specific concerns related to the Proposed Project are sought in order to provide a document that best informs decision-makers and the general public. At a minimum, public agency responses should identify:

1. The significant environmental issues and reasonable alternatives and mitigation measures which the Responsible Agency will need to have explored in the Program EIR; and
2. Whether the agency will be a Responsible Agency or Trustee Agency for the Proposed Project.
Public responses to significant environmental issues, reasonable alternatives and mitigation measures are also welcomed. Comments to the NOP are most helpful when these comments disclose additional possible environmental issues that were not addressed in this NOP for inclusion in the Program EIR. Commenters should explain the basis for their comments and support the comments by substantial evidence such as data, references, expert opinion, or other facts. All commenters should include their name and contact information with their comments.

REQUEST FOR COMMENTS

All responses to the NOP should be sent at the earliest date but must not be received by the district no later than 30 days after receipt of this notice. It is anticipated that this deadline will be July 31, 2011.

Written or e-mail comments regarding the project should be sent to:

Dr. Debra Fitzsimons, Vice Chancellor
South Orange County Community College District
28000 Marguerite Parkway
Mission Viejo, CA 92692
E-mail: dfitzsimons@socccd.edu
Telephone: (949) 582-4663
Fax: (949) 347-2472

PROJECT FILES

Copies of this NOP and the Initial Study, the 2011 Facilities Master Plans for Saddleback College and Irvine Valley College (including ATEP), 2011 Education Master Plans, and other project information are on file and available for review at the SOCCCD office address shown above.

PUBLIC MEETINGS/HEARINGS

A scoping meeting is scheduled at 10:30 a.m. on Thursday July 21, 2011 to receive oral and written comments on the scope and content of the draft Program EIR. The scoping meeting will be held at:

Saddleback College
Ronald Reagan Board of Trustees, Room 145
Health Sciences/District Offices Building
28000 Marguerite Parkway
Mission Viejo, CA 92692

A public hearing on the 2011 FMPs and the Program EIR is anticipated for Winter 2011. Please contact the district using the above contact information to be notified of the availability of the Program EIR and/or public hearing.

DATE PREPARED
June 30, 2011

LEAD AGENCY SIGNATURE

Dr. Debra Fitzsimons, Vice Chancellor
South Orange County Community College District