

Golden West College Vision 2020 Facilities Master Plan Initial Study

Prepared for:

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
AB	Assembly Bill
AQMP	Air Quality Management Plan
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CMP	Orange County Congestion Management Program
CNRA	California Natural Resources Agency
District	Coast Community College District
DSA	Division of the State Architect
EHS	Environmental Health and Safety Department
EIR	Environmental Impact Report
GHG	Greenhouse Gas
GWC	Golden West College
IS/NOP	Initial Study/Notice of Preparation
LOS	Level of Service
NPDES	National Pollutant Discharge Elimination System
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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1.0 INTRODUCTION

The Coast Community College District (District) is updating its Facilities Master Plan for all three of its Orange County campuses: Golden West College (GWC), Orange Coast College, and Coastline Community College. The Vision 2020 Facilities Master Plan (Vision Plan; District 2011) 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 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 issues \$698 million in bonds in order to fund the expansion of courses and academic buildings in engineering, math, science, and technology, as well as upgrade technologies, construct and repair facilities, and improve resources to active military and veterans for all three of the District campuses (District n.d.).

At GWC, the District plans to construct new larger buildings to accommodate the growing student body while replacing aging classrooms. GWC intends to add urban character to existing pedestrian walkways and open spaces through the addition of outdoor furniture and lighting. To integrate the campus with the surrounding community, vocational, athletic, and conferencing facilities would be developed with the intent of serving students and providing services to the public. Entrepreneurial opportunities, such as the Boys and Girls Club gymnasium facilities and the development of recreational facilities in the northeast corner of campus, would be pursued in order to generate more revenue for the campus. Enhancement of pedestrian and vehicular entryways and pathways would improve campus circulation and open the campus to the community.

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 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.

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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 (PEIR), as stated in Section 15168(a) of the CEQA 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:

- Geographically,
- A[s] logical parts in the chain of contemplated actions,
- In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
- 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 15168(a)).

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 for GWC 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 PEIR.

1.3 Availability of the Notice of Preparation and Initial Study

The Initial Study/Notice of Preparation (IS/NOP) for GWC is being distributed directly to numerous agencies, organizations, 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
- Helen Murphy Branch Library, 15882 Graham St., Huntington Beach, California 92649.

In addition, the IS/NOP (see Appendix A for the NOP) is available online at the District's website (<http://www.cccd.edu/news/publications.aspx>).

2.0 PROJECT LOCATION

GWC is an approximately 120-acre site located in the City of Huntington Beach in northwest Orange County. The project site is surrounded by the cities of Westminster to the north, Santa Ana to the east and Huntington Beach to the west and the south. Figure 1 shows GWC's regional location. Specifically, the campus is bound by McFadden Avenue to the north, Gothard Street to the east, Edinger Avenue to the south, and Goldenwest Street to the west (see Figure 2). The City of Westminster is located immediately north of the campus across McFadden Avenue, and is characterized by low-density housing near the campus. More low-density neighborhoods are located to the west of Goldenwest Street. South of Edinger Avenue) and east of Gothard Street (on the south side of the Bella Terra Shopping Center), are commercial/retail neighborhoods that the City of Huntington Beach identified as a mixed-use area in the General Plan Map (City of Huntington Beach 2010a). A CVS Pharmacy is located within the northwest corner of the campus and a retail center, not owned by the District, is next to the southeast edge of the campus. Primary freeway access to the campus would be via Interstate 405 and California State Route 39 (commonly known as Beach Boulevard), which is minutes from the campus.

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3.0 PROJECT DESCRIPTION

GWC plans to renovate most of its facilities, as many of the buildings currently in use have exceeded their life span, with some buildings dating back to the 1960s. Campus entrances would also be made to look more accessible to the public through visual enhancement of entryways. By improving campus accessibility, GWC will be more inviting to the surrounding community.

GWC had an enrollment of 13,673 students in 2009, which is projected to grow to 15,391 students in 2020, representing a 1.14% annual average growth rate (District 2011). Weekly student contact hours are also expected to increase from 172,832 in fall 2009 to 207,747 in fall 2020, as shown in Table 1. The Vision Plan identifies a need for an additional 20,000 assignable square feet of academic space at GWC by 2020 to accommodate this growth.

Table 1
Golden West College Planning Projections

Timing	Weekly Student Contact Hours	Unduplicated Student Enrollment
Fall 2009	172,832	13,673
Fall 2020	207,747	15,391

Source: District 2011.

GWC offers career and technical education courses but primarily focuses on transfer and general education, as 78% of weekly student contact hours were associated with courses in arts and letters, mathematics and sciences, and business and social sciences in the fall 2009 semester (District 2011). Considering the projected enrollment growth and the popularity of general education courses, the District proposes to construct a Math/Science Building, a Language Arts Complex, and Business/Social Sciences/Administrative Office Building. Career and technical education makes up 10% of weekly student contact hours and enrollment in these courses is expected to grow. The replacement of the Criminal Justice Building, renovation of the Automotive Building, and construction of a Cosmetology Building are all intended to address building deficiencies and support the instructional needs of these programs. The District proposes the construction of a Public Safety Office and One-Stop Student Center and renovations to the Physical Education Outdoor Labs, Central Warehouse/Corporation Yard, and the Technology Building, to accommodate the growing student body. The Vision Plan examined enrollment trends for the fall semesters of the years 2001 and 2009 and concluded that there was an overall increase in the percentage of out-of-district students, from 44.7% to 56.1%, in comparison to in-district students, which saw a decrease from 53.5% to 43.9%, as illustrated in Table 2. The increase in out-of-district students suggests an increase in commuting students. Although it is projected that the current number of parking stalls will be sufficient to meet future needs, improvements to vehicular entries and designated drop-off zones are proposed to enhance circulation.

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Table 2
Golden West College Enrollment Trends by Location

Source/Location	Fall 2001	Fall 2009
In-District Students	53.5 %	43.9 %
Out-of-District Students	44.7 %	56.1 %

Source: District 2011.

The District would like to increase entrepreneurial activities and attract visitors to the campus through the development of new facilities and by improving programs already in place. A joint venture with the Boys and Girls Club is currently in place that would include the construction of joint-use gymnasium facilities. The college is also considering the development of recreational facilities in the northeast corner of campus that would be accessible to the public as well as students of GWC. The construction of a housing and mixed-use development in the southeast region of the campus, where the Business Building, Criminal Justice Training Center, Student Services and Admissions Building, Administration Building, and Counseling Division are currently located, would potentially provide housing and retail services to students and members of the public. The public would also be encouraged to use the newly renovated athletic facilities, theater and amphitheater, and the conferencing facilities housed in the newly constructed Business/Social Sciences/Administrative Office Building. The development of a conference center would be enhanced by the use of existing food service facilities.

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 through 2020.
- Provide joint venture and entrepreneurial opportunities that generate revenue and support the academic needs and mission of the campus.
- Enhance connection to the core of the campus by improving vehicular circulation and gateways and creating open space and walkways for pedestrian activity.

3.2 Environmental Setting

The GWC campus is designated as public land in the City of Huntington Beach's General Plan. Currently, GWC houses more than 30 buildings, which occupy approximately 481,000 assignable square feet (District 2011). A CVS Pharmacy on land owned by the District is located on the northwest corner of the campus. Parking lots are located along the perimeter of the campus and occupy most of the western, southern, and eastern edges of the campus. The north

side of campus houses athletic fields and facilities. Classrooms and other learning facilities make up the center of the site. A 9-acre retail site not owned by the District is located on the southeast corner, next to the intersection of Gothard Street and Edinger Avenue.

3.3 Proposed Master Plan Elements

Based on the information contained in the 2020 Vision Plan, some Master Plan elements would be assessed at the program level because specific project details are not known at this time. A few of these elements would be dependent upon a future joint-venture partnership between the District and a developer. Project-specific plans would be developed after the joint venture was initiated. Other Master Plan elements do have detailed information and would contain project-level assessment, as identified below. See Figure 3 for existing campus land uses, Figure 4 for proposed campus land uses, and Figure 5 for proposed demolition.

Program elements include the following:

- Boys/Girls Club Gymnasium Facilities: This joint-venture will be located in the northeast region of the campus, west of the Gothard Street parking lot and south of the athletic fields.
- Renovation/Construction of the Physical Education Outdoor Lab: This project involves the development of relocated, shared-use (campus and community) recreational facilities. This project would be supported by a public–private partnership with a developer not yet identified.
- New Recreational Facilities/Fields: Redevelopment would occur in the athletic fields in the northern region of the campus. New recreational facilities would also be constructed in the undeveloped northeast corner of campus. It is not known whether this section would involve a public–private partnership.

Housing/Mixed-Use Development Opportunities: This project would consist of commercial/retail uses on the street level and student residential use on the upper levels. This would be a public–private partnership with a developer not yet identified. Development would occur in the southeast corner of campus, where the Business, Administrative/Student Services, and Criminal Justice Buildings are currently located.

Project elements include the following:

- New Criminal Justice Training Center
- New Math/Science Building
- New Language Arts Complex
- New Business/Social Science/Administrative Office Building

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- New Cosmetology Building
- New Public Safety Office.

Additional detail about these project elements is provided herein.

New Criminal Justice Training Center

The District proposes the demolition of the existing Criminal Justice Building at the south end of campus. A new building would be constructed in the northeast corner of campus, just south of the existing athletic field and bordering Gothard Street. The new building would replace the existing, out-of-date building.

New Math/Science Building

The construction of the new building would take place in the southwest corner of campus. This building would replace the Math/Science Building currently located in the center of campus. Replacement of the current building would allow for infrastructure updates and would provide more classroom space. The building would house classrooms for science and math courses.

New Language Arts Complex

The Humanities Building and Health Sciences Building located at the center of campus would be demolished and a Language Arts Complex would be constructed at the same location. The new building would see an expansion to the west. Classrooms for courses in arts and letters would be offered in the new building.

New Business/Social Sciences/Administrative Office Building

This project would entail the demolition of smaller buildings to build a larger, more efficient, multiuse building. The new building would be located on the site of the current Science/Math Building at the center of campus, which is to be demolished. This building would replace the Administrative/Student Services Building and the Business Building at the southeast corner of campus, both of which would be demolished. Conference facilities would be included and would be available for public use and could generate revenue.

New Cosmetology Building

Construction of the new Cosmetology Building would occur at the southeast corner of campus, just north of the non-district-owned retail site. The outdated Cosmetology Building, located in the core of the campus and west of the Fine Arts Building, would be demolished. This new facility would include a retail space as well.

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New Public Safety Office

The new building would be constructed at the southwest corner of campus, on the border of two parking lots on the southern and western edges of campus. The existing Campus Safety Office, located on the western edge of campus, would be demolished. This new location would allow for ease of access from the southwest parking lots and the core of campus. The office would also be able to provide supervision of swap-meet activities at the parking lot on the southwest edge of campus. This new facility will also include an Emergency Operations Center and emergency supply storage to better prepare the campus for emergencies.

3.3.1 Proposed Building Renovations/Modernization

- Central Warehouse/Corporation Yard: The existing Central Warehouse/Corporation Yard in the northwest corner of campus would be renovated and expanded.
- Automotive Technology Building: The project involves the renovation of the existing building to correct building deficiencies and support current instructional needs. The building is located in the western portion of the campus.
- Technology Building: The project involves the renovation of the existing building to correct building deficiencies and support current instructional needs. The building is located in the western portion of the campus.
- Physical Education Training and Rehab Center: This project involves the renovation of the old Health Center in the northern portion of the campus, south of the Physical Education Outdoor Labs. The existing facility is a temporary building and would be demolished.
- One-Stop Student Center: This project includes the demolition of the Boyce Library to replace building systems and construct a new centralized one-stop location for student services at the core of campus. The project would be located at the center of the campus.
- Physical Education Outdoor Labs: This project involves renovation of the existing facilities in the northern portion of the campus to provide enhanced, state-of-the-art facilities. This project could be supported by a public-private partnership with a developer not yet identified. Recreational facilities, which would be open for public use, would be included in the renovation.
- Community Services Building: This project involves the renovation and expansion of the existing Community Services Building, located in the southeast corner of the campus. The existing building would be renovated to correct building deficiencies and support current academic needs and expanded community use.

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3.3.2 Proposed Building Demolition

- Campus Safety Office
- Math/Science Building
- Cosmetology Building
- Graphics Building
- Health Science/Public Safety Building
- Criminal Justice Building
- Boyce Library
- Humanities Building
- Automotive Building
- Child Care Center
- Business Building
- Administrative/Student Services Building
- Physical Education Training and Rehab Center

3.3.3 Site Improvement Elements

Vehicular Entryways, Circulation, and Parking

The Facilities Master Plan includes the enhancement of primary and secondary entries through consistent landscaping and signage. Pedestrian drop-off zones would be created at the end of the primary vehicular access entries on Goldenwest Street, Edinger Avenue, and Gothard Street. All parking lots would require additions such as lighting, signage, parking ticket dispensers, and blue emergency phone kiosks. The parking lots on the south and west sides of the campus would require landscape renovations. See Figure 6 for proposed vehicular entryways, circulation, parking, and service access road improvements.

Pedestrian Entryways and Circulation

Existing pedestrian walkways on the GWC campus are asphalt roads shared with service vehicles. New walkways are proposed to improve pedestrian circulation. New primary and secondary walkways would begin at the parking lots on the west, south, and east sides of campus and terminate at the core of campus. Walkways would be constructed around buildings so not as to impede students on their route to the core of the campus. A pedestrian bridge would be constructed across Gothard Street to allow students to cross safely from the public transit stop at the corner of Center Street and Gothard Street to campus. See Figure 7 for proposed pedestrian entryway and circulation improvements.

Service Access

Three service access roads are proposed by the District. The first service access road would be from McFadden Avenue to the Corporation Yard/Warehouse. An additional road would begin at the primary entryway from the western parking lot and terminate at the Food

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Service/Printing area in the center of campus. The final road would begin at the primary entryway from the eastern parking lot to the Theatre/Arts area in the center of campus. See Figure 6 for service access roads.

Open Space

An urban street, quad, garden, community arts plaza, student dining area, and multiple lawns and greens would be developed in the core of the campus to provide places for students, visitors, and employees to gather informally between classes. Lighting, signage, and street furniture would be added to these open spaces to create a welcoming environment. See Figure 4 for proposed open space areas.

Site Infrastructure

The installation of a thermal energy storage unit would occur just north of the current Central Plant. This system would store energy to be used later for heating, cooling, or power generation.

3.4 Project Phasing

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

Phase 1 (2013–2015)

- Interior building modifications
- Installation of security, access, surveillance infrastructure
- Classroom improvements
- Construction of the relocated Campus Safety Building
- Physical Education Training and Rehab Center (renovation)
- Boys/Girls Club gymnasium facilities

Phase 2 (2015–2017)

- One-Stop Student Center
- Math/Science Building
- Criminal Justice Training Center

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Phase 3 (2017–2021)

- Cosmetology Building
- Language Arts Complex
- Technology Building

Unscheduled Projects

- Housing/mixed-use development opportunities
- New Business/Social Sciences/Administrative Office Building
- Central Warehouse/Corporation Yard (renovation)
- Automotive Technology Building (renovation)
- Physical Education Outdoor Labs (renovation)
- Community Services Building (renovation)

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.

Regional Agencies

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

City of Huntington Beach

- Department of Public Works (traffic)
- Fire Department (emergency access)
- Building Division (building permit).

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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 the following 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 greenhouse gas 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 risk of exposure to 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 would 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 or no 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 material 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:

Golden West College Vision 2020 Facilities Master Plan Program Environmental Impact Report

2. Lead agency name and address:

Coast Community College District (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:

Golden West College (GWC)
15744 Goldenwest Street
Huntington Beach, California 92647

5. Project sponsor's name and address:

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

6. General plan designation:

Public School

7. Zoning:

Public-Semipublic

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

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effects of the proposed Vision 2020 Facilities Master Plan (Vision Plan) improvements for GWC, located in Huntington Beach, California. The Vision Plan provides an analysis of the evolving student body and makes planning recommendations based on educational needs. The 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 120-acre site located in the City of Huntington Beach in northwest Orange County. The project site is surrounded by the cities of Westminster to the north, Santa Ana to the east, and Huntington Beach to the west and the south. Specifically, GWC is bounded by McFadden Avenue to the north, Gothard Street to the east, Edinger Avenue to the south, and Goldenwest Street to the west. The City of Westminster is located immediately north of the campus across McFadden Avenue, and is characterized by low-density housing near the campus. More low-density neighborhoods are located to the west of Goldenwest Street. South of Edinger Avenue and east of Gothard Street are commercial/retail neighborhoods. A CVS Pharmacy is located within the northwest corner of the campus and a retail center, not owned by the District, is next to the southeast edge of 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

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

Huntington Beach Department of Public Works for activities that could impact traffic

Huntington Beach Fire Department for review of project design regarding emergency access

Huntington Beach Building Division for issuance of building permit.

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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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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

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.

6.1 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, the visual enhancement of entryways, and the improvement of pedestrian and vehicular circulation on the GWC campus as part of the Vision Plan. 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 Huntington Beach General Plan does not identify any scenic areas, vistas, or corridors in the vicinity of the campus (City of Huntington Beach 1996, 2001). The nearest scenic

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vista is the Bolsa Chica Ecological Reserve, located approximately 2 miles southwest of the campus. Therefore, the project site is far enough away for implementation of the proposed project not to interfere with any 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 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 GWC campus, some of 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 project would not have an impact on scenic resources associated with a state scenic highway. According to the California Department of Transportation (Caltrans), the nearest eligible scenic roadway is the beginning of State Route 55 (SR-55) to the Anaheim county line, which is approximately 9 miles from the project site at its closest point (Caltrans 2013). 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 impacts on scenic resources would be less than significant; therefore, 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 Plan for the GWC campus. Implementation of the proposed project, because it introduces a wide variety of projects to the campus, could substantially impact the visual character and quality of the site and its surroundings. The focus of much of the proposed project is new and renovated buildings, which would be most visible to surrounding viewers. The District's intent is to construct and renovate facilities throughout the campus, create pedestrian walkways and roadways, and visually enhance entryways. These modifications would have visual impacts. The intent of these modifications would be to improve pedestrian and vehicular 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 would possibly degrade the view for residences located to the north, west, and south. Impacts would be potentially significant and will be examined further in the PEIR.

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- 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 the construction of new facilities. Windows and other reflective features associated with newly renovated and constructed facilities could also introduce glare to 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 would be potentially significant and will be analyzed further in the PEIR.

6.2 Agriculture and Forestry Resources

II. AGRICULTURE AND FORESTRY RESOURCES – 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"/>

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- 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 Westminster, is located approximately 1 mile east of the campus. This long strip of Farmland crosses Interstate 405 and appears to contain greenhouses, row crops, and orchards. A parcel of land considered to be Prime Farmland is located approximately 2.5 miles northeast of the campus in Westminster and currently appears to be undeveloped (CDC 2011). 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; therefore, no impact would occur. 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 (CDC 2004). The proposed project location is designated as Public–Semipublic land according to the City of Huntington Beach General Plan Zoning Map (2010b), and is therefore not zoned for agricultural use. The surrounding areas are designated as Residential Low Density, Residential Medium High Density, and Industrial General Specific Plan Designations and as Commercial General and Parks and Recreation Subdistrict land use types. None of these zones allow for agricultural uses; therefore, no conflict with agricultural zoning exists. According to the General Plan, a few areas within the City of Huntington Beach are considered Residential Agricultural land use type (2010b). The closest Residential Agricultural locations within the City of Huntington Beach are 2.2 miles southeast and 2.3 miles southwest of the campus. The southeast parcel appears to be occupied by a cemetery and the southwest parcel appears to be undeveloped. These parcels are not located within the immediate vicinity of the campus; therefore, the proposed project would have no impact on agriculturally zoned land. No further analysis is required and this topic will not be included in the PEIR.

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- 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 Huntington Beach is zoned as forest land, timberland, or timberland zoned Timberland Production, according to the City of Huntington Beach General Plan (1996). 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 impact would occur. No further analysis is required regarding this issue and it will not be included in the PEIR.

- 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 forestland; therefore, there would be 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 6.2(a) through 6.2(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 forestland would occur due to the proposed project; therefore, no further analysis is required. This issue will not be included in the PEIR.

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6.3 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"/>

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

Potentially Significant Impact. The City of Huntington Beach is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Air Quality Management Plan (AQMP) prepared by the SCAQMD incorporates planning projections to devise a plan to meet federal and state air quality requirements. The proposed project would increase air pollutants due to construction activities, and long-term increases would likely result from an increase in student enrollment. The increase in commuting students and visitors projected by the Vision 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 would potentially be in conflict with the AQMP, which would be considered a potentially significant impact. 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. Nitrogen oxide (NO_x) 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. The increase in student enrollment projected by the Vision Plan could contribute to additional NO_x and CO emissions. Campus energy demands would likely increase due to the development of the new buildings, contributing in an increase of GHG emissions, representing a potentially significant impact. In order to determine the proposed project's potential for violating any air quality standards, further analysis will be required and will be included in the PEIR.

- 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 in non-attainment under a federal or state standard. Criteria pollutants in non-attainment in the South Coast Air Basin include ozone (O₃) and particulate matter (PM₁₀ and PM_{2.5}) (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. . Impacts are potentially significant and these issues will be analyzed further in the PEIR.

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

Potentially Significant Impact. Sensitive receptors include population groups 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 College View, Golden View, Sun View, Circle View, Westmont, and Schroeder Elementary Schools; Spring View Middle School; Marina and Ocean View High Schools; Garden Conservatory Preschool; Liberty Christian School; Land School; Memorial Care Medical Group; Memorial Promptcare Memorial; 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. Impacts **would be** potentially significant and 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; impacts would be potentially significant. This issue will be analyzed further in the PEIR.

6.4 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 Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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IV. BIOLOGICAL RESOURCES – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Wildlife 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"/>

- 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 Wildlife 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 GWC campus. Monarch butterflies (*Dymasia dymas imperialis*; California Special Animal List) are known to overwinter within a small stand of ornamental trees (i.e., pines) at the central-eastern portion of the GWC campus (The Monarch Program 2013). A monarch butterfly was also sighted during the biological survey. The western yellow bat (*Lasiurus xanthinus*; California Species of Special Concern) has a moderate potential to occur on site. If trees were to be removed during proposed project activities, it could have a substantial adverse effect on all of the species described. Therefore, impacts would be 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 Wildlife or U.S. Fish and Wildlife Service?***

No Impact. The proposed project site is composed of developed, disturbed, eucalyptus woodland, ruderal vegetation, and ornamental planting communities (which includes 1.46 acres of a native garden), according to a general reconnaissance biological survey conducted on the GWC campus (see Figure 8). These are not considered to be native plant communities. The project site is not located on 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 GWC campus, the proposed project site is composed of developed, disturbed, eucalyptus woodland, ornamental plantings, and ruderal vegetation communities (see Figure 8). No jurisdictional wetlands or non-wetland waters were found to occur within the proposed project site during the biological survey; therefore, no impacts would occur. This topic will not be analyzed further in the PEIR.

- 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 that provide overwintering sites for monarch butterflies and potentially serve as nesting sites for Copper's hawks and roosting sites for the western yellow bat, according to a general reconnaissance biological survey conducted on the GWC campus. Construction activities or removal of these trees as a result of the proposed project could create disturbances, interfere with wildlife movement, or impede the use of these habitats, causing a potentially significant impact. Further analysis is required and will be included in the PEIR.

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- 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. Implementation of the proposed project could result in removal, planting, and/or maintenance of trees protected under the Huntington Beach Municipal Code. Chapter 13.50 of the City's Municipal Code provides the regulation for trees growing in public places (City of Huntington Beach 2002). As such, the District would coordinate with the City's Director of Public Works prior to planting, replanting, relocating, removing, spraying, and/or maintaining (e.g., pruning or fertilizing) any trees associated with the proposed project that reside in public places. Therefore, impacts would be less than significant, and no further analysis is required. This topic will not be analyzed 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, natural community conservation plan, or local or regional habitat conservation plan areas. Additionally, the proposed project is not located within any Non-Reserve Supplemental Habitat Special Linkages and/or Existing Use Areas identified within the Natural Community Conservation Plan and Habitat Conservation Plan 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 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 analyzed in the PEIR.

6.5 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"/>

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V. CULTURAL RESOURCES – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Central Warehouse/Corporation Yard, Automotive, Community Services, and Technology Buildings, and demolition is planned for the Cosmetology, Humanities, Health Science/Public Safety, Business/Social Science, Administration Building/Student Services, and Science/Math Buildings, and the Boyce Library, which were constructed more than 40 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 Section 15064.5 of the CEQA Guidelines (14 CCR 15000 et seq.). Because impacts would be potentially significant, further analysis is required and will be included 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 would be 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. Excavation and ground-disturbing activities associated with the construction of the proposed project could adversely alter geological features and paleontological resources, causing potentially significant impacts. A paleontological study will be required and will be included in the PEIR.

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- 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, as potentially significant impacts could occur.

6.6 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"/>

- 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 faults lie directly underneath the proposed project site and the proposed project is not located within an Alquist-Priolo Earthquake Fault Zone (CDC 1986). The nearest fault is the Newport–Inglewood Fault, located along the coastline of Huntington Beach 2 miles southwest of the campus. Also nearby is the Palos Verdes–Coronado Bank Fault, located 10 miles from the City center. Farther away are the Whittier and the Elsinore Fault Zones; the closest approaches of these faults are 19 and 28 miles from the City center, respectively (City of Huntington Beach 1996). Given the campus’s proximity to the Newport–Inglewood fault zone, impacts associated with fault rupture would be potentially significant. This topic will be addressed in the PEIR.

- ii) *Strong seismic ground shaking?*

Potentially Significant Impact. Given the campus’s proximity to the Newport–Inglewood and Palos Verdes–Coronado Bank Faults and the Whittier and Elsinore 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 (DSA) requirements; the Huntington Beach Municipal Code, Title 17 (City of Huntington Beach 2013); 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 would be potentially significant and will be addressed in the PEIR.

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

Potentially Significant Impact. The proposed project would 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 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 Seal Beach 7.5-minute Quadrangle, a zone vulnerable to the effects of liquefaction (CDC 1998). Project design and construction would conform to the DSA requirements, the Huntington Beach Municipal Code (City of Huntington Beach 2013), and the Uniform Building Code. These codes abate the effects of seismic-related ground failure and liquefaction. However, the impacts associated with seismic-related ground failure would be potentially significant and further examination will be included in the PEIR.

iv) Landslides?

Less Than Significant Impact. The potential for a landslide event is very low, as the proposed project site and the surrounding area are flat. In general, the City of Huntington Beach is located on flat terrain, making the risks associated with landslides extremely low. According to the City of Huntington Beach General Plan (1996), the area most vulnerable to landslides would be in the vicinity of the bluffs located along the coast, more than 2 miles away from the proposed project site. Impacts associated with a landslide event would be 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 could potentially induce soil erosion and loss of topsoil, as unearthed soil exposed through excavation and grading activities could be transported away through wind or water flow. Proposed project construction activities 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. Further analysis is required to determine the impacts associated with the operation of the proposed project. Impacts would be 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 lateral spreading, subsidence, liquefaction, or collapse. The majority of the project site would be located on Bolsa silt loam, drained, as well as Bolsa silty clay loam

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and Bolsa silty clay loam, drained (see Figure 9). The project site could be vulnerable to the effects of lateral spreading, subsidence, liquefaction, or collapse. Project design and construction, however, would conform to Huntington Beach Municipal Code Title 17 and the State of California Uniform Building Code. These regulatory requirements include measures that would prevent and abate the effects of lateral spreading, subsidence, liquefaction, or collapse. However, impacts would be 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 Bolsa Series soils, which have expansive properties (see Figure 9). The project would comply with the Uniform Building Code, which would minimize the risks to life and property in relation to expansive soils. However, impacts would be 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 waste water disposal systems; therefore, no impact would occur. This issue will not be analyzed further in the PEIR.

6.7 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) *Would the project 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 Resource Agency, which noted in its public notice for the proposed CEQA amendments that the evidence before it 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 would be potentially significant and discussion of this topic will be included in the PEIR.

- b) *Would the project 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 (incorporating hybrid, electric, and more fuel-efficient vehicles). The Global Warming Solutions Act (Assembly Bill (AB) 32) prepared a scoping plan and established regulations to reduce California GHG emission levels to 427 million metric tons of carbon dioxide equivalent (CARB 2006). Further analysis is required to determine estimated project-generated GHG emissions, and their relationship to AB 32 and other applicable plans and policies. Impacts would be potentially significant and discussion of this topic will be included in the PEIR.

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6.8 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 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 safely throughout all of its

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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 their 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 that are proposed for renovation have a risk of containing 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 the renovation process. Other pollutants or materials could also be released during renovations. The SCAQMD and the local California Occupational Safety and Health Administration office would be notified of the proposed construction, renovation, and demolition plans before prior to their execution.

The proposed project involves the demolition of the Math/Science Building. Hazardous materials used for laboratory purposes would be transported, stored, and disposed of during the proposed demolition and later during facility operation. The types of materials, their amount, and their concentration are not known at this point; however, the transport, use, and disposal of hazardous materials could cause potentially significant impacts and 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 6.8(a), the proposed project would potentially create a significant hazard to the public through the release of hazardous materials into the environment. Therefore, impacts would be 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 6.8(a), the proposed project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. This is especially a risk as the proposed project is within 0.25 mile of Land School. Impacts would be considered potentially significant and this issue will be analyzed further in the PEIR.

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- 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. The presence of the project site on this list could be an indication of potentially significant impacts. 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 (ALUC) for Orange County has adopted the Airport Environs Land Use Plan. The project site is located approximately 8 miles northwest 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 the Federal Aviation Administration (FAA) will be notified (ALUC 2008). Impacts would be 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 would be no impact and this issue will not be analyzed further in the PEIR.

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

Potentially Significant Impact. The Huntington Beach Fire Department and the DSA would review all proposed project designs. An access compliance review and fire and life safety review would be performed to prevent impairment of or physical interference with an adopted emergency response plan or emergency evacuation plan. However, it is not

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known whether the proposed project would interfere with an adopted emergency response plan or emergency evacuation plan; further analysis is required. Impacts would be 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 would be considered less than significant and no further analysis is required. This topic will not be analyzed in the PEIR.

6.9 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"/>

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IX. HYDROLOGY AND WATER QUALITY – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 on campus come from campus operations and vehicle usage and maintenance, construction, and landscaping activities. These pollutants include fuel, oil, fertilizers, paints, solvents, cleaners, loose soil, and trash. The nearest water bodies include the Pacific Ocean, which is approximately 3.4 miles southwest of campus, and the Bolsa Chica wetlands estuary, approximately 2.7 miles southwest 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 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; however, 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 would be 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. Groundwater is supplied from 10 active wells located within the City. These wells access the Orange County Groundwater Basin, which is managed by the Orange County Water District (City of Huntington Beach 2010c). 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. It is unknown whether the proposed project would substantially deplete groundwater supplies; therefore, further analysis is required to determine the projected water demands associated with construction and operation activities. Impacts would be considered potentially significant and 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 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 none of these exists in the vicinity of the campus. Impacts would be 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

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required to determine the risk of on- or off-site flooding associated with the proposed project. Impacts would be 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 6.9(d), new impervious surfaces would be introduced by the proposed project; however, further analysis is required to determine whether 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 would be 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 6.9(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 operation impacts on water quality. Impacts would potentially be significant and will be analyzed in the PEIR.

- 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 a 100-year flood hazard area (FEMA 2009a, 2009b, 2009c). Areas immediately surrounding the campus are in a 100-year flood zone. However, the proposed project would not locate housing in one of these areas. 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 a 100-year flood hazard area (FEMA 2009a, 2009b, 2009c). Therefore, the proposed project would not place structures that would impede or redirect

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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 from the Prado Dam, upstream 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 located approximately 0.75 mile south 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 Project were designed to prevent flooding of the Lower Santa Ana River levees (OC Flood n.d.). Flooding due to levee or dam failure is therefore unlikely. Impacts would be 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. The project site is not at risk for inundation by seiche, tsunami, or mudflow. No large bodies of water exist in Huntington Beach; 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. The project site is approximately 3.4 miles northeast of the Pacific Ocean and would 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.

6.10 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"/>

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

Less Than Significant Impact. The campus does not currently divide or isolate an established community. This site is surrounded by commercial centers, including the Bella Terra shopping center, religious facilities, parks, and residential developments. Proposed project activities would occur on campus and would not physically divide an established community. Impacts would be 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 would 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 Huntington Beach General Plan, including Zoning Regulations and the Land Use Element (City of Huntington Beach 2010b, 1996). The proposed project would also conform to the Uniform Building Code and the Huntington Beach Municipal Code (City of Huntington Beach 2013). Impacts would be 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 habitat conservation plan, natural community conservation plan, or local or regional habitat conservation plan 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, impacts would not occur and no further analysis is required. This topic will not be analyzed in the PEIR.

6.11 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 City of Huntington Beach General Plan identifies oil and gas, sand and gravel, and peat as mineral resources that have been or are currently extracted at sites within the City. Although peat mining is no longer in operation in Huntington Beach, sand, gravel, and oil mining are still in production. Oil and gas mining operations occur along the coastal regions and mesas within the city (City of Huntington Beach 1996). The project site is located 3.4 miles from the coast and is not within the vicinity of oil and gas extraction areas. The project site is not located on a known sand and gravel extraction site. The proposed project would not 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. Therefore, impacts would not occur and no further analysis is required. This topic will not be analyzed in the PEIR.

- 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. As described in Section 6.11(a), the proposed project would not occur on a mineral resource recovery site. According to the City of Huntington Beach General Plan Map, the project site is designated as a public school and not as a mineral resource recovery site (City of Huntington Beach 2010a). Therefore, no impacts would occur and no further analysis is required. This topic will not be analyzed in the PEIR.

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6.12 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. Huntington Beach Municipal Code establishes exterior noise levels standards to 55 A-weighted decibels (dBA) from 7 a.m. to 10 p.m. and 50 dBA from 10 p.m. to 7 a.m. in all residential areas. Exterior noise level standards are 55 dBA, 60 dBA, and 70 dBA at any time for professional office and public institutional properties, commercial properties, and industrial properties. The City prohibits noise levels from exceeding these standards for a cumulative period of more than 30 minutes in any hour. In addition, noise levels cannot exceed these standards plus 5 dBA for a cumulative period of 15 minutes in any hour, 10 dBA for a cumulative period of 5 minutes in any hour, 15 dBA for a cumulative period of 1 minute in any hour,

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or 20 dBA for any period of time. However, construction activities are exempt from these restrictions when a permit has been obtained from the City (City of Huntington Beach 2012). Although construction activities could be exempt from these restrictions, campus operations could exceed these standards; therefore, impacts would be 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 Huntington Beach (City of Huntington Beach 2012), construction activities could expose nearby residences, commercial centers, religious facilities, and parks to excessive ground-borne vibrations and noise. Impacts would be 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 (machinery, sporting events, music events, etc.) and traffic noise. Impacts would be 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 would be 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 8 miles northwest of John Wayne 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.

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- 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.

6.13 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 housing/mixed-use development, which could include retail/housing facilities. The District would like to increase entrepreneurial activities and attract visitors to the campus through the construction of Boys and Girls Club gymnasium facilities and through the renovation of the athletic facilities, theater, and amphitheater. These project elements could induce substantial population growth in the area, resulting in potentially significant impacts. Further analysis will be included in the PEIR.

- 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-

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educational facilities serving students and the surrounding community. No housing units currently exist on the campus; however, the construction of housing facilities 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.

6.14 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 Murdy Fire Station No. 1, located 0.4 mile south of the project site at 16221 Gothard Avenue in the City of Huntington Beach. This station would be the primary responder for GWC. As the proposed project could include the development of new campus housing facilities and an increase in student

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enrollment is anticipated as part of the Vision 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 would be potentially significant; therefore, further analysis on this issue is required and this topic will be addressed in the PEIR.

Police protection?

Potentially Significant Impact. The proposed project may have an adverse impact on police protection services. The nearest police station is the Huntington Beach Police Department, located 4 miles south of the project site at 2000 Main Street in Huntington Beach. The proposed project could include the development of new campus housing facilities; the area would experience an increase in the local population that could affect the service ratio, response time, or other performance objectives of police protection services. Impacts would be potentially significant; therefore, further analysis on this issue is required and this topic 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 the 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 would be potentially significant and this issue 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 to serve students and the community so nearby parks would not experience 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 Greer Park, located across the intersection of McFadden Avenue and Goldenwest Street northwest of the campus, and College Park, located across the intersection of McFadden Avenue and Gothard Street northeast 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. GWC 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 public library is the Helen Murphy Branch Library, which is located approximately 1.5 miles west of campus. No impacts would occur and no further analysis is required. This topic will not be analyzed in the PEIR.

6.15 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 have an increase in student enrollment, recreational facilities are available on the campus. 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 6.15(a), the proposed project would not increase the use of existing parks or recreation areas outside of the campus. Therefore, the 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

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and residents living on campus. No impacts would occur and no further analysis is required. This topic will not be analyzed in the PEIR.

6.16 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"/>

- 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

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Huntington Beach General Plan (1996). The proposed project has the potential to impact the streets immediately surrounding the campus, which include McFadden Avenue, Gothard Street, Edinger Avenue, and Goldenwest Street. The Vision Plan projects an increase in student enrollment, and various projects, such as the Boys and Girls Club gymnasium facilities and the housing/mixed-use development, would attract members of the community to the campus, resulting in an increase in traffic. Impacts would be 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). As described in Section 6.16(a), conflicts could occur due to an increase in student enrollment and campus visitors. The CMP requires that intersections not fall below a level of service (LOS) score of “E” (OCTA 2011). It is unknown whether the project would conflict with LOS standards or any other standards set by the CMP, which would constitute a potentially significant impact. 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 8 miles southeast 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 and no impact would occur. 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 improve parking lot entryways, on-campus circulation, and service access roads. These project elements could introduce hazardous circulation or design features, causing a potentially significant impact; 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.

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e) Would the project result in inadequate emergency access?

Potentially Significant Impact. The proposed project could result in inadequate emergency access. The proposed project circulation improvements would have to be designed so as not to inhibit emergency access to the campus or any surrounding areas. The parking, circulation, and access road improvements described in Section 6.16(d), as well as all other project renovations and construction, would comply with the Uniform Building Code. The Huntington Beach Fire Department and the DSA would review all project designs. However, a traffic impact analysis is required to determine whether project design would impact emergency access. Impacts would be potentially significant and this topic 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 Huntington Beach General Plan or the Orange County CMP (City of Huntington Beach 1996). 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 would be potentially significant and this topic will be analyzed further in the PEIR.

6.17 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"/>

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XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. An increase in student enrollment has been projected by the District, 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 Santa Ana RWQCB, which would be a potentially significant impact. 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 proposed project is in 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 would be considered potentially significant and this issue 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 to support the newly constructed and renovated

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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 due to the project, further analysis is needed to determine whether additional stormwater flow would result from the proposed project. Impacts would be potentially significant and 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 in response to a projected increase in student enrollment, which would result in an increase in water demand. The construction of a housing/mixed-use development unit would increase current campus water demands; however, projected water usage is 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 would be 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 6.17(a), the proposed project would accommodate 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, in which case impacts would be potentially significant. Further analysis is required and this topic 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 Huntington Beach, including the GWC campus. This landfill permits a maximum of 11,500 tons of waste a day (OC Waste & Recycling 2013). The proposed project includes the construction of new facilities, including a housing development. Further analysis is required to determine the increase in solid waste generated by GWC, and whether this would exceed the capacity at the Frank R. Bowerman Landfill. Impacts would be potentially significant and this issue 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

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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 would be potentially significant and this topic will be analyzed in the PEIR.

6.18 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"/>

- 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 above in Section 6.4, Biological Resources, the proposed project would have the potential to impact fish or wildlife species and plant communities. As discussed in Section 6.5, Cultural Resources, proposed construction activities could impact examples of the major periods of California history or prehistory

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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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7.2 List of Preparers

Coast Community College District

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Dudek

Rachel Struglia, PhD, AICP – Project Manager

Caitlin Munson, Environmental Analyst

Laurel Porter, Technical Editor


Devin Brookhart, Publications Production Assistant

Lindsey Messner, Publications Production Assistant

Coral Welton, GIS

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 Golden West College



 Land Use

FIGURE 2
Local Vicinity

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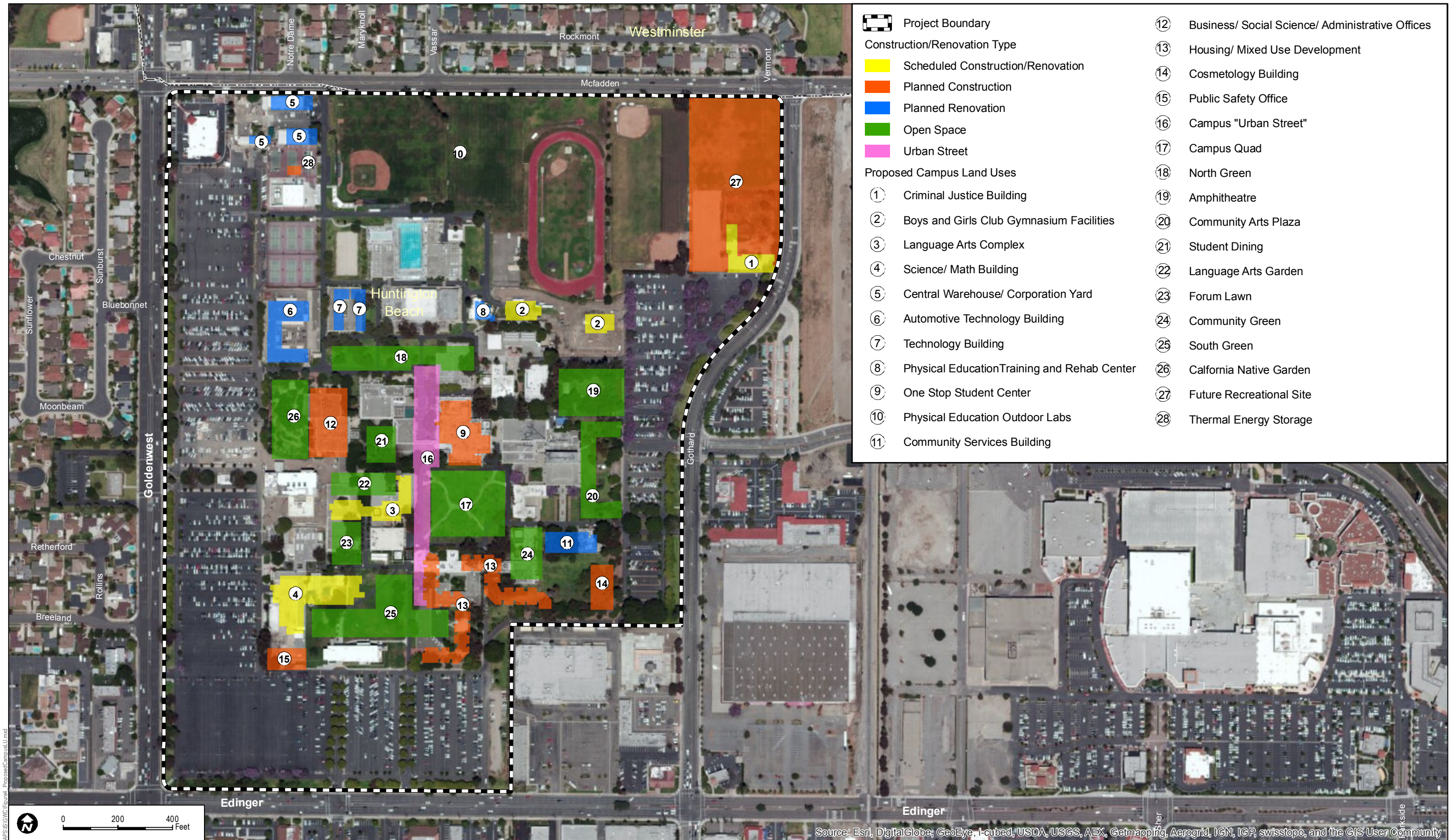
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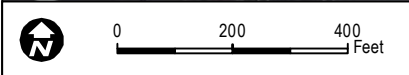


FIGURE 3
Existing Campus Land Uses

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SOURCE: ESRI 2013, Coast Community College Vision Plan 2012

GOLDEN WEST COLLEGE VISION 2020 FACILITIES MASTER PLAN INITIAL STUDY

FIGURE 4
Proposed Campus Land Uses

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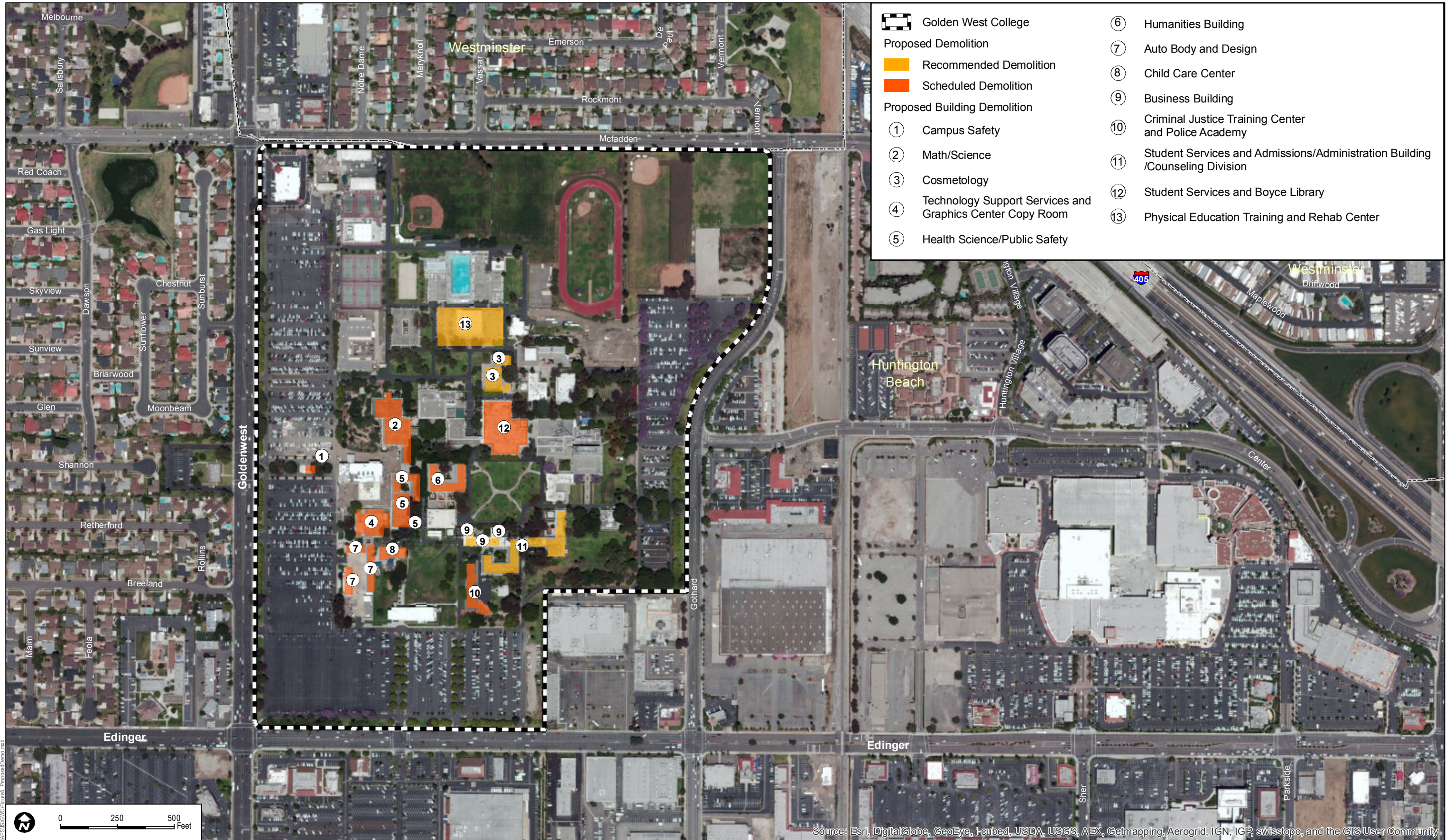
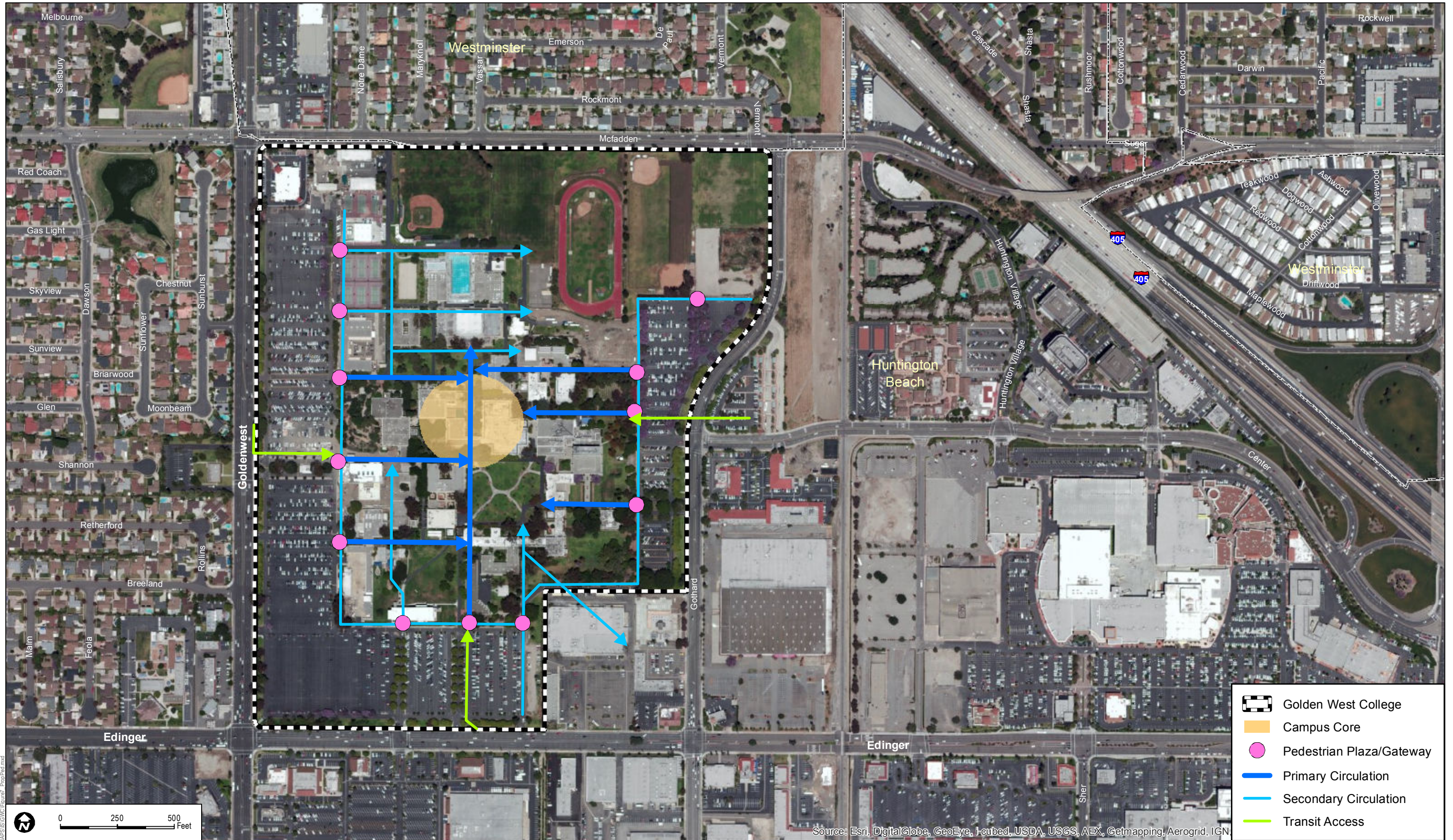


FIGURE 5
Proposed Demolition

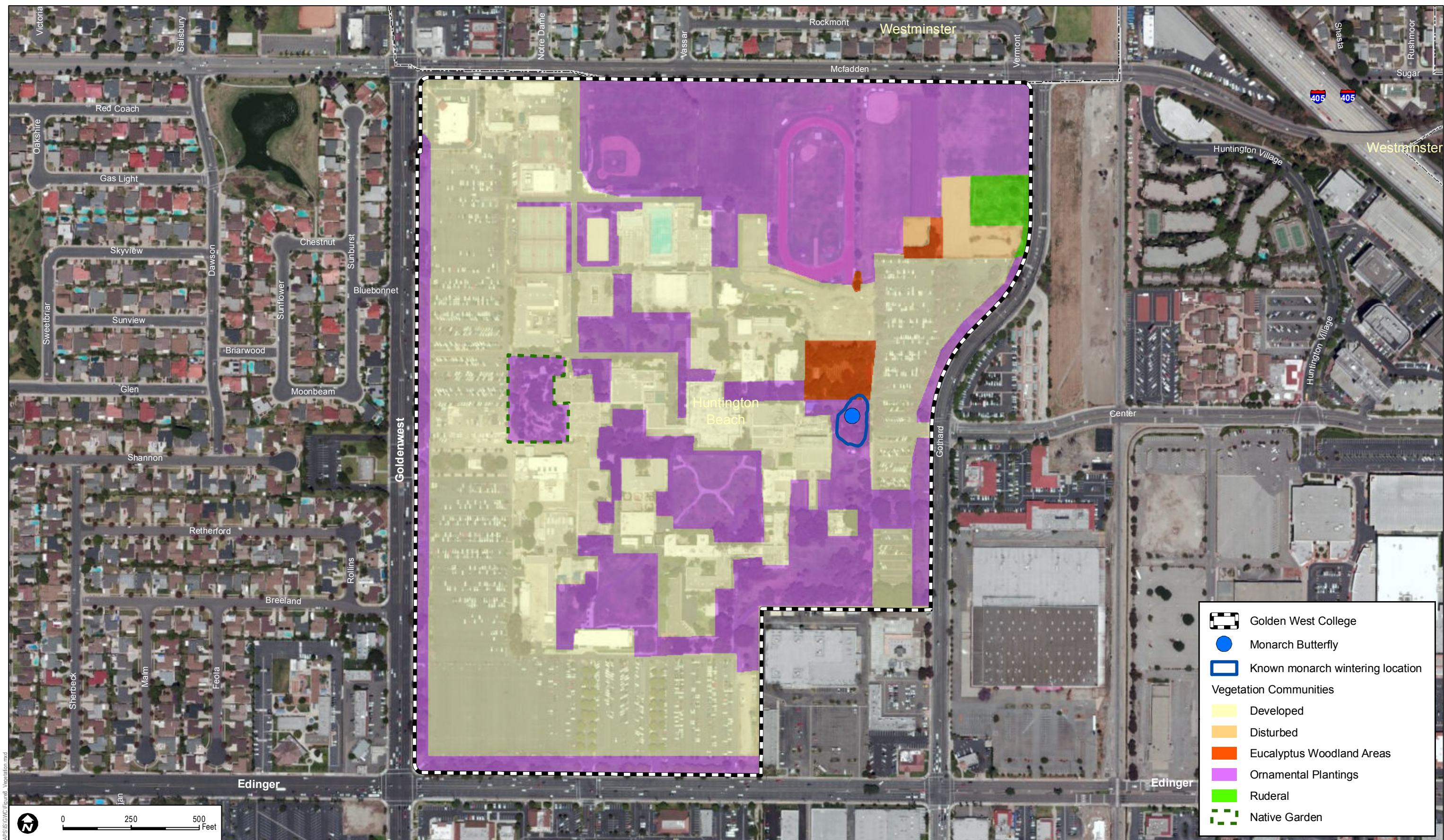
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Golden West College

Monarch Butterfly

Known monarch wintering location

Vegetation Communities

Developed

Disturbed

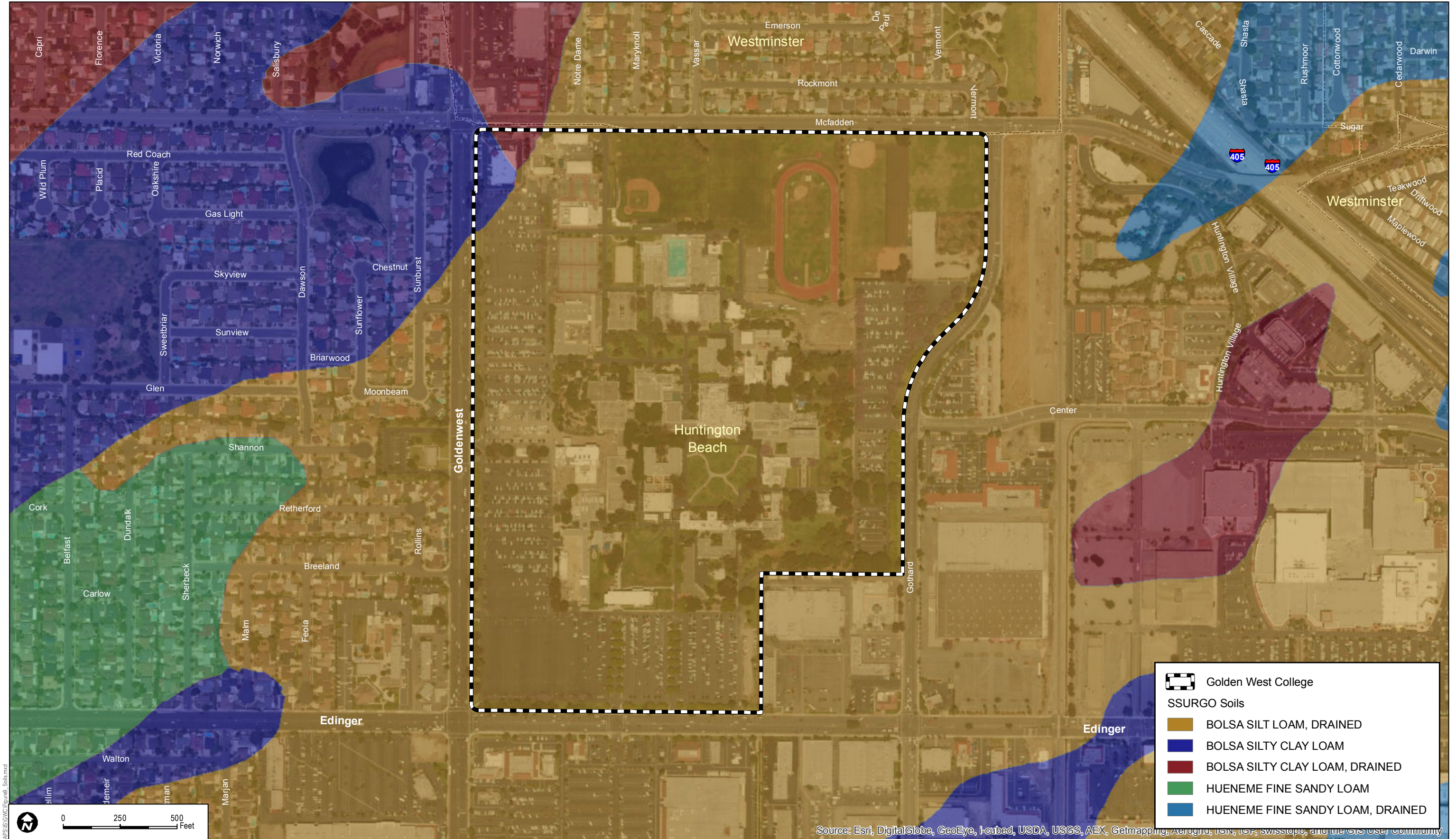
Eucalyptus Woodland Areas

Ornamental Plantings

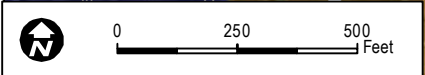
Ruderal

Native Garden

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GOLDEN WEST COLLEGE
HUNTINGTON BEACH, CA

7910.0001

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

FIGURE 9
Soils Map

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APPENDIX A

NOP Distribution List

LIBRARIES										
			Helen Murphy Branch Library		15882 Graham Street	Huntington Beach	CA	92649	1	
LOCAL--COUNTY--REGIONAL										
Hugh	Nguyen	Clerk-Recorder	County of Orange		12 Civic Center Plaza, Room 101	Santa Ana	CA	92701		
			City of Huntington Beach	Planning Division	2000 Main Street 3rd Floor	Huntington Beach	CA	92648		
			City of Huntington Beach	Fire Department	2000 Main Street	Huntington Beach	CA	92648		
			City of Costa Mesa	Community Development Department	77 Fair Drive	Costa Mesa	CA	92626		
			City of Newport Beach	Community Development Department	100 Civic Center Drive	Newport Beach	CA	92660		
			City of Fountain Valley	Housing and Community Development	10200 Slater Avenue	Fountain Valley	CA	92708		
			City of Seal Beach	Department of Community Development	211 Eighth Street	Seal Beach	CA	90740		
			City of Westminster	Department of Community Development	8200 Westminster Blvd	Westminster	CA	92683		
			South Coast Air Quality Management District		21865 Copley Dr.	Diamond Bar	CA	91765		
STATE (Sent by OPR as indicated on SCH Notice of Completion)										
Ken	Alex	Director	State Clearinghouse	Governor's Office of Planning & Research	1400 Tenth Street	Sacramento	CA	95814	15	
			California Air Resources Board							
			Caltrans	District 12						
			California Dept of Fish & Wildlife	South Coast Region (Region #5)						
			California Department of Water Resources							
			Native American Heritage Commission							
			Regional Water Quality Control Board	Santa Ana Region 8						
			State Water Resources Control Board: Water Quality							
			California Department of Toxic Substances Control							
PROJECT SPONSORS and RESPONSIBLE AGENCIES										
Jerry	Marchbank	Senior Facilities D	Coast Community College District		1370 Adams Avenue	Costa Mesa	CA	92626	1	
Janet	Houlihan	VP of Administrative Services	GWC		15744 Goldenwest Street	Huntington Beach	CA	92647	1	

