

1.0 INTRODUCTION

A. PURPOSE

This introduction provides information on the environmental review process being conducted by the City College of San Francisco (CCSF) as the Lead Agency for the proposed project in conformance with the California Environmental Quality Act (CEQA). This information is provided to assist the reader in understanding the planning and regulatory context in which the proposed project is being reviewed.

B. OVERVIEW OF THE PROJECT

The project includes approval and implementation of a Master Plan for the long-term development of the CCSF campuses. This EIR will consider all campuses included in the Master Plan but will focus on the Ocean Avenue (Main) campus, which is the largest campus and has the majority of the planned and proposed projects.

The proposed Ocean Avenue Campus Master Plan includes construction of a Community Health & Wellness Center and related near-term projects, construction of other projects identified in the College's 2001 bond measure, and possible implementation of other projects identified in a 2015 building program for Main Campus facilities. Implementation of these elements would involve the expansion of campus facilities and modification of campus access and circulation. The components of the Master Plan would include construction of new College buildings; expansion of selected existing buildings; renovation of most existing buildings; demolition of several existing buildings; demolition of the berm between the North and South Reservoirs of the Balboa Reservoir; construction of structured parking to provide additional spaces and to replace existing surface parking spaces; provision of vehicle, pedestrian and bicycle access and circulation improvements; relocation of a recreational field; and enhancement of the campus landscaping. The 2001 bond projects and 2015 building program described in the Master Plan are intended to meet the needs of the Main Campus for the 2015/2016 school year (the target year for official State planning purposes).

The Master Plan also includes long-term development of the other CCSF campuses, including the Chinatown/North Beach and Mission campuses, for which Environmental Impact Reports (EIRs) have already been certified.

C. ENVIRONMENTAL REVIEW PROCESS

CCSF circulated a Notice of Preparation (NOP) of an Environmental Impact Report for the proposed project to the State Clearinghouse and interested agencies and persons on October 20, 2003. The availability of the NOP was advertised through a direct mailing to more than 1,300 persons, as well as a postcard notice to residents of three supervisorial districts and a newspaper ad. In addition, the NOP was published on the College's web site. CCSF also held an EIR scoping meeting on November 19, 2003 to enable the public and other interested parties an opportunity to comment on environmental issues early in the EIR preparation process. The NOP and written comments submitted in response to the NOP are included in **Appendix 1.0**.

The EIR analyzes the following (general) topics in detail:

- Land Use and Planning
- Visual Quality and Shadow
- Transportation and Circulation
- Noise
- Air Quality and Wind
- Public Services and Utilities
- Geology, Seismicity and Soils
- Hazards
- Cultural Resources

These topics are discussed in **Sections 4.1** through **4.9** of the EIR. The other environmental topics identified in Appendix G of the CEQA Guidelines (Environmental Checklist Form) are considered less-than-significant effects of the proposed Master Plan. These topics are discussed in **Section 5.0, Other CEQA Considerations**, of this EIR.

The Draft EIR is being circulated for a 45-day public review period, as required by CEQA. During this review period, written comments concerning the adequacy of the document may be submitted by all interested public agencies and private parties to City College of San Francisco, Administrative Offices, 33 Gough Street, San Francisco, CA 94103 to the attention of Peter Goldstein. After the 45-day public review period has ended, the Lead Agency will prepare written responses to all comments received on the Draft EIR. These responses will be incorporated into the Final EIR. The Final EIR will be available for public review for at least 10 days prior to certification. The Final EIR will be reviewed and considered and must be certified prior to approval of the Master Plan.

D. FORMAT AND CONTENT OF EIR

This section provides a description of the organization of the EIR and the contents of each section, to assist the reader in using this EIR as a source of information about the proposed project and its potential effects on the environment. The sections following this introduction are organized as follows:

Section 2.0, Executive Summary, includes a description of the proposed project, a description of project alternatives, a summary of the impacts and mitigation measures identified in the EIR and a discussion of issues to be resolved.

Section 3.0, Project Description, presents a detailed description of the proposed Master Plan for the Main Campus. The topics addressed in this section include project objectives; project location; a description of the 2001 bond projects and potential 2015 building program, Balboa Reservoir reconfiguration and development, proposed renovation and demolition, access, circulation and parking improvements, utilities, landscaping, and enrollment projections; a summary of planned improvements at other CCSF campuses; and a description of the discretionary approvals sought for the project.

Section 4.0, Existing Conditions, Project Impacts, and Mitigation Measures, contains the analysis of each of the environmental topics addressed in this EIR. Each topic is addressed in a separate sub-section organized as follows: introduction; environmental setting; project impacts and mitigation measures; cumulative impacts; and level of significance after mitigation.

Section 5.0, Other CEQA Considerations, addresses potential growth-inducing impacts, unavoidable significant impacts, and significant irreversible impacts. The **Effects Found not to be Significant** subsection includes a discussion of impacts found not to be significant and not discussed in **Section 4.0**.

Section 6.0, Alternatives, provides an analysis of the alternatives to the proposed Master Plan. As required by the *CEQA Guidelines*, a discussion of the reasons for selecting the alternatives analyzed in this section is provided, along with a comparative analysis of each alternative with the project and identification of the “environmentally superior” alternative.

Section 7.0, References, lists all documents used as a basis of information for this EIR.

Section 8.0, List of EIR Preparers and Organizations and Persons Consulted, provides a list of all persons contacted during preparation of this EIR and a list of the preparers of the EIR.

Appendices to this EIR include the Notice of Preparation and comment letters, and information from the visual quality, traffic, noise and air quality studies used in the analysis contained in this EIR.

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