2.0 EXECUTIVE SUMMARY

A. PURPOSE

It is the intent of the Executive Summary to provide the reader with a clear and simple description of the proposed project and its potential environmental impacts. Section 15123 of the CEQA Guidelines requires that the summary identify each significant impact, and recommend mitigation measures and alternatives that would minimize or avoid potential significant impacts. The summary is also required to identify areas of controversy known to the lead agency, including issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. This section focuses on the major areas of the proposed project that are important to decision-makers and utilizes non-technical language to promote understanding.

B. PROJECT DESCRIPTION

B1. Project Site Location

City College of San Francisco (CCSF), a public two-year college, is operated by the San Francisco Community College District, and offers programs and services at 12 campuses throughout the City. The CCSF Ocean Avenue (Main) Campus is located in the south-central portion of the City, and is bounded to the north by Judson Avenue; on the east by Interstate 280 (I-280); on the south by Ocean Avenue; and currently on the west by Phelan Avenue. The campus (CCSF-owned land) encompasses approximately 67.4 acres; the South Reservoir (also owned by CCSF), west of the southern portion of the Main Campus, is about 10.9 acres. The Assessor Parcel Number (APN) for the campus is 3179 010; the APN for the Balboa Reservoir, which consists of the North Reservoir and the South Reservoir, is 3180 001. The other CCSF campuses are shown on **Figure 3.0-1, Regional Location and CCSF Campuses** in **Section 3.0, Project Description**.

B2. Description of the Main Campus

Existing buildings on the Main Campus are distributed throughout the site. Space in the existing Main Campus building totals about 940,000 gross square feet. The northern and central areas of the campus are dominated by academic uses. The east side of the campus has mostly athletic and recreational uses. The southwest area is dominated by student services and administrative uses. The reservoirs west of Phelan Avenue are solely devoted to parking. The southeast corner contains almost equal percentages of athletic, physical plant, academic support, and parking uses.

B3. Description of the Proposed Project

The project includes approval and implementation of a Master Plan for the long-term development of the CCSF campuses. This EIR focuses on the Main Campus, which has the majority of the planned and projected projects but also considers developments at the other CCSF campuses. The proposed Main 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;
- Construction of structured parking to provide additional spaces and replace existing surface parking spaces;
- Conversion of Cloud Circle to a pedestrian mall with limited parking access;
- Improvements to campus entries on Ocean and Phelan Avenues;
- Provision of other 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 development proposed is intended to meet the needs for an anticipated enrollment of 50,400 students in the year 2015, a 36.6 percent increase over current conditions.

C. IMPACTS, MITIGATION MEAUSRES, AND UNAVOIDABLE ADVERSE IMPACTS

This EIR assesses each significant impact that could result from implementation of the proposed project. In accordance with CEQA, a summary of the projects significant impacts is provided in **Table 2.0-1, Summary of Significant Project Impacts** (presented at the end of this section). The project-specific significant impacts associated with the Master Plan all relate to the Main Campus. Also

provided in the Summary Table is a list of the mitigation measures identified to address the significant impacts, as well as a determination of the level of significance of the impact after implementation of the mitigation measure.

D. ALTERNATIVES

Since all of the significant environmental impacts analyzed in this EIR would be associated with development of the Main Campus, five alternatives to the Main Campus Master Plan were considered, and three were evaluated in detail, based on the potential to reduce identified significant impacts of the project. To consider potential alternatives to the project, the EIR preparers reviewed the significant impacts in **Chapter 4.0** of this EIR, identified those impacts that could be substantially avoided or reduced through an alternative, and determined the modifications that would be needed to the Master Plan. Based on these factors, three alternatives were evaluated: the possible outcome should the proposed Master Plan not be approved by the College, resulting in either an alternative Master Plan being prepared by the College to accommodate increased enrollment, limited development, or no development (Alternative 1, the No Project Alternative); construction of the near-term Master Plan projects only (Alternative 2, the Near-Term Development Only Alternative); and shifting new space east of Phelan Avenue (Alternative 3, the Shifting of New Space East of Phelan Alternative). Other alternatives, involving construction of new facilities at an off-site location and shifting more of the expected growth to other campuses, were rejected due to infeasibility, inability to meet basic project objectives, and/or lack of evidence that they would avoid or reduce significant project impacts.

The No Project Alternative (alternative Master Plan) would likely result in impacts similar to those of the project, given the limited area available for construction and the similar increase in enrollment that would occur. With no development or only limited development, most of these impacts would still be apparent, but to a lesser extent because enrollment growth would likely be less. With no development, Impacts related to demolition, construction, and use of new buildings (such as from vibration, site contamination, and geotechnical hazards) as well as impacts to visual character would not occur.

The Near-Term Development Only Alternative would result in a reduction in impacts to visual character and in other impacts related to the extent of construction. Impacts related to the projected increase in student enrollment (traffic congestion, air pollutant emissions, change in overall character of the vicinity) would still occur. In addition, some impacts could be worse than those of the project (e.g., impacts related to parking spillover) because enrollment would increase without a corresponding increase in the needed facilities.

The Shifting of New Space East of Phelan Alternative would generally result in impacts similar to those of the project, given that future enrollment would be similar and a full program of construction would occur. This alternative would eliminate the impact to visual character from development west of Phelan Avenue, but would essentially shift the impact to areas east of Phelan Avenue, where larger-scale structures could be constructed close to the smaller-scale, adjacent neighborhood. Some impacts would also be greater than those of the project because the available development sites east of Phelan Avenue pose constraints (historic resources, contamination).

Based on the analysis in this section, there would be tradeoffs involved with the adoption of any of the alternatives. As required by CEQA (*Guidelines*, Section 15126.6(e)(2)), the "environmentally superior" alternative must be selected from one of the alternatives to the project. Therefore, the Near-Term Development Only Alternative is considered the environmentally superior alternative (of the alternatives to the project) under CEQA.

E. ISSUES AND AREAS OF KNOWN CONTROVERSY

Issues or areas raised by interested parties relate to:

- Parking - availability of campus parking, and spillover parking in neighborhoods adjacent to the Main Campus;
- Traffic - potential increases in traffic on area roadways near the Main Campus;
- The general increase in activity and its effect on the neighborhood near the Main Campus (e.g., litter, noise, emergency access);
- Pedestrian safety near the Main Campus; and
- Impacts to trees on the Main Campus.

These issues are analyzed in the subsections of **Section 4.0, Existing Conditions, Project Impacts, and Mitigation Measures**.