

STATE CENTER COMMUNITY COLLEGE DISTRICT  
1525 E. Weldon  
Fresno, California 93704

PRESENTED TO BOARD OF TRUSTEES

DATE: August 7, 2007

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SUBJECT:     Public Hearing and Consideration to Adopt                     ITEM NO. 07-63  
                  Resolution Certifying the Final Environmental  
                  Impact Report for the Historic Old Administration  
                  Building Renovation Project and, Subject to Conditions,  
                  Approving the Project, Fresno City College

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EXHIBIT:     Resolution

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Background:

The State Center Community College District is proposing to undertake the Historic Old Administration Building Renovation Project (project). This Board item and report have been prepared for the public hearing which the State Center Community College District Board of Trustees (Board) is holding August 7, 2007, to take public testimony on the project and on the certification of the Final Environmental Impact Report (Final EIR) for the project. Following the public hearing, the Board of Trustees may act to certify the Final EIR and approve the project.

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), prior to approving the project, the Board must certify the Final EIR for the project. In order to certify the Final EIR, the Board must find that: (a) the Final EIR was completed in compliance with CEQA and the State CEQA Guidelines; (b) the Final EIR was presented to the Board, which reviewed and considered the information contained in it prior to approving the project; and (c) the Final EIR represents the Board's independent judgment and analysis.

CEQA and the State CEQA Guidelines also require that the Board adopt a Mitigation Monitoring and Reporting Program for the project and make findings and adopt a Statement of Overriding Considerations, as necessary.

A notice of the public hearing was published in The Fresno Bee and mailed to residents and owners of property located near the Fresno City College campus. The notice was also mailed to agencies and individuals that received previous notices on the project and it was posted on the District web site at <http://measuree.scccd.edu/>.

## **SUPPORTING INFORMATION**

### **Revised Project Location and Description**

The Historic Old Administration Building (OAB) is located on the Fresno City College (FCC) Campus in the City of Fresno, California. The FCC Campus is in south-central Fresno, along the east and west sides of Blackstone Avenue, generally between McKinley and Clinton Avenues. The OAB is west of Blackstone Avenue, in the northwest quarter of the FCC Campus.

The historically significant OAB has been closed since the 1970s. The District is proposing to renovate the building and return it to its original uses. The building will undergo a seismic retrofit; structural, mechanical, and electrical upgrades; and fire, life safety, and access code compliance improvements. The renovated building will include administration, faculty, and campus organization offices; classrooms; an auditorium; a library; a music/choral room; staff workrooms; and restrooms.

When fully renovated and operational, the OAB, except the auditorium, will have capacity for a total of approximately 2,324 students, faculty, and administrators. The auditorium will seat approximately 700 after renovation.

The project location and description were revised as follows in the Final EIR in response to comments received on the Draft EIR:

- The central plant will be constructed at the southwest corner of the cafeteria instead of at the northwest corner. The trash compactor will be near the south end of the existing trash compactor, and the emergency generator and electrical transformer will be at the south end of the central plant.
- A solid wall approximately 10 feet in height will be constructed along the north side of the trash compactor for acoustic and visual screening purposes.
- The emergency generator and the electrical transformer will be within an area bounded by the central plant on the north and a solid wall approximately 8 feet in height on the south, east, and west.
- The Draft EIR, in Chapter 2, Project Description, pages 2-10, contains a section on “Campus and Community Relations.” This section has been replaced by a mitigation measure under which the District will appoint an ombudsman to provide an informal avenue of communications between the District and nearby property owners and residents regarding OAB construction activities.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE**

### **General**

The project is subject to the requirements of CEQA and the State CEQA Guidelines. Pursuant to these requirements, the *Final Environmental Impact Report for the Fresno City College Historic Old Administration Building Renovation Project* (July 16, 2007) has been prepared and processed for the project. The Final EIR consists of one document with two parts:

1. Part One, Comments and Responses, contains (a) a summary of project and EIR changes, (b) a description of the Draft EIR public review process and a copy of the comments received in response to the Draft EIR, (c) the District's responses to the comments, (d) a copy of technical document used to prepare the responses to comments, and (e) the names of the EIR authors; and
2. Part Two, Annotated Draft EIR, contains an annotated copy of the *Draft Environmental Impact Report for the Fresno City College Historic Old Administration Building Renovation Project* (February 26, 2007) (SCH No. 20060210005). The Draft EIR includes marginal notes, or annotations, to show where information has been revised in response to comments received on the document.

The Final EIR has been provided to the Board and to the agencies and individuals that commented on the Draft EIR. A copy is on file at the Fresno County Library in downtown Fresno, at the Fresno City College Library, and has been posted on the District web site at <http://measuree.scccd.edu/>.

### **Certification of Final EIR**

Pursuant to CEQA and the State CEQA Guidelines, prior to approving the project, the Board must certify as follows:

1. The Final EIR has been completed in compliance with CEQA and the State CEQA Guidelines;
2. The Board has reviewed and considered the information contained in the Final EIR prior to approving the project; and
3. The Final EIR reflects the independent judgment and analysis of the District.

Based upon a comprehensive review of the Final EIR, the District Administration recommends that the above certifications can be made.

### **Additional CEQA Requirements**

CEQA and the State CEQA Guidelines require that the Board take several additional actions in conjunction with deciding whether or how to approve the project. These actions are listed below, together with references to documents detailing the action or providing background information for the action.

1. The Board must incorporate in the project all mitigation measures from the Final EIR and approve and authorize the implementation of a Mitigation Monitoring and Reporting Program for the project. The mitigation measures are listed in the Final EIR and the Mitigation Monitoring and Reporting Program is presented in an attachment to the enclosed Resolution entitled, *Attachment to: Resolution No. 2007-18 Before the Board of Trustees, State Center Community College District – In the Matter of Certifying the Final Environmental Impact Report for the Historic Old Administration Building Renovation Project and, Subject to Conditions, Approving the Project.* Based upon a review of the Final EIR and the attachment, the District Administration recommends that the mitigation measures should be incorporated into the project and that the Mitigation Monitoring and Reporting Program should be approved.
2. The Board must make the findings required by Section 15091 of the CEQA Guidelines for each significant environmental impact identified in the EIR. Said findings are presented in the attachment to the enclosed Resolution. Based upon the information in the attachment, the District Administration recommends that the required findings can be made.
3. A significant unavoidable adverse environmental effect resulting from the implementation of the project has been identified in the Final EIR. This effect involves inadequate on-campus parking. CEQA and the State CEQA Guidelines require the Board to balance the benefits of the project against its unavoidable adverse impacts in determining whether to approve the project. In order to approve the project, the Board must find that the benefits of the project outweigh the unavoidable environmental effect. Based upon the information in the attachment, the District Administration recommends that the Board adopt the Statement of Overriding Considerations stating that the benefits of the project outweigh the significant unavoidable environmental effect.

### **Project Approvals**

Based upon the information in the Final EIR, the District Administration recommends that the project be approved. This recommendation incorporates the revised project description and mitigation measures contained in the Final EIR and the following conditions: (1) design approval, as required, from the Division of State Architect, and (2) the availability of state and/or local funding for development and construction of the Project.

### **Recommendation:**

It is recommended that the Board of Trustees adopt Resolution No. 2007-18 which incorporates the following actions: (a) certification of the Final EIR for the project, (b) incorporation into the project of all mitigation measures set forth in the Final EIR, (c) adoption of a Mitigation Monitoring and Reporting Program for the project, (d) adoption of findings required by State CEQA Guidelines Section 15091, (e) adoption of a Statement of Overriding Considerations pursuant to State CEQA Guidelines Section 15093, and (f) approval of the project subject to conditions.