



**NORTH ORANGE COUNTY  
COMMUNITY COLLEGE DISTRICT**

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January 5, 2024

**TO:** Interested Agencies and Individuals  
**LEAD AGENCY:** North Orange County Community College District

**SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration for the Cypress College Student Housing Project

**COMMENT PERIOD:** January 5, 2024 to February 3, 2024

Pursuant to the California Environmental Quality Act, the North Orange County Community College District (NOCCCD or District) has prepared an Initial Study and Draft Mitigated Negative Declaration (MND) to analyze the potential environmental impacts of its proposed Cypress College Student Housing Project (project) that would be located at Cypress College at in Cypress, California. The Initial Study and Draft MND reflect the independent judgment of NOCCCD.

**Project Location:** The project is located at Cypress College at 9200 Valley View Street in Cypress, California.

**Project Description:** The proposed housing project would be planned in two buildings connected by a covered, glass-walled bridge and with 164 permanent parking spaces that would be located in the temporary parking lot east of the baseball field (Lot G). One building would be three stories in height, and the other would be four stories in height (Figure 4a and Figure 4b). New recreational courts would be added by NOCCCD with District funding. The goal of this project is to provide safe, on-campus, affordable student housing for low-income students attending Cypress College full time.

The project will provide three types of units:

1. Two-bed units (105 units, 210 beds)
2. Seven-bed units (14 units, 98 beds), each with their own kitchens and living areas
3. Two-bedroom units, one bed per bedroom (2 units, 4 beds)

The proposed project also includes appropriate basic needs support spaces for the residential food pantry, academic counseling, mental wellness counseling, healthcare examination/treatment, and tutoring/study space. Residential support spaces include community kitchens, student lounges, laundry rooms, mail services, administrative offices, workrooms and storage, a building maintenance shop, a staff breakroom, and an RA resource room. Site amenities include a parking lot for residents, recreational courts, and landscaped courtyards. Both the building and the site will address basic needs, provide safe living environments within and surrounding the new facilities, support student dignity and security, and encourage student learning, wellness, engagement, and community. The project site was not identified on a hazardous materials site, enumerated under section 65962.5 of the Government Code.

**Public Review Period:** The Initial Study/MND is being made available for public review for a period of 30 days beginning January 5, 2024, and concluding February 3, 2024. A hard copy of the Initial Study/MND may be viewed at the NOCCCD office located at 1830-A West Romneya Drive, Anaheim, California 92801. An electronic version of the Initial Study/MND may also be viewed at the following website address: <https://nocccd.edu/>.

**Comments on the Initial Study/MND must be received in writing or via email no later than February 3, 2024, and sent to:**

North Orange County Community College District  
1830-A West Romneya Drive  
Anaheim, California 92801  
Contact: Richard Williams, District Director Facilities Planning and Construction  
[rwilliams@nocccd.edu](mailto:rwilliams@nocccd.edu)

A public hearing at which the project and the Initial Study/MND will be considered has not yet been scheduled. All comments received related to issues in the Initial Study/MND will be included in the final package that is forwarded to the Board of Trustees for final consideration at this future, currently unscheduled, public hearing. If NOCCCD finds that the project will not have a significant effect on the environment, it may adopt the Initial Study/MND. This means that NOCCCD may proceed to consider the project without the preparation of an environmental impact report.