

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St.
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: San Diego
Address: 1600 Pacific Highway, Suite 260
San Diego, CA 92101

From:

Public Agency: Southwestern Community College District
Address: 900 Otay Lakes Road, Building 1688
Chula Vista, CA 91910-7229
Contact: Michela Ferluga, PE
Phone: (858) 750-8098

Lead Agency (if different from above):

Address: _____
Contact: _____
Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2015101081

Project Title: Southwestern College Whole Site Modernization Project

Project Location (include county): SWC - Southwest Intersection of East H Street and Otay Lakes Road, within City of Chula Vista, San Diego County
(APN 760-106-41-00)

Project Description:

The project is for the construction and operation of a new Wellness and Aquatic Complex, Math and Science Building, Performing Arts and Cultural Center Complex, Security Complex and parking structure; and, the demolition of existing physical education facilities, math and science buildings and Mayan Hall.

This is to advise that the Southwestern Community College District has approved the above described project on February 16, 2016 and has made the following determinations regarding the above described project:
(Date)

- ☒ Lead Agency or ☐ Responsible Agency
1. The project [☐ will ☒ will not] have a significant effect on the environment.
 2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
 4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
 5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
 6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: Southwestern College Prop R Program Management Office

Signature (Public Agency)  Title Melinda A. Nish, Ed.D., Superintendent/President

Date 2/16/2016 Date Received for filing at OPR _____

Final Mitigated Negative Declaration (MND)

for the

Southwestern College Whole Site Modernization Project

Prepared for:

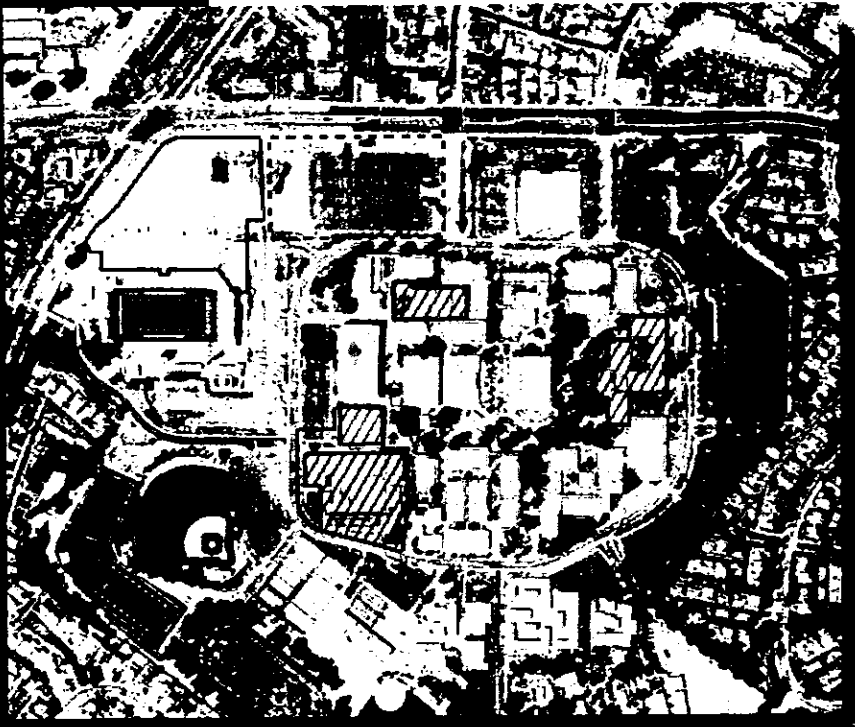


Southwestern Community College District

Prepared by:



BRG Consulting, Inc.



February 2016

Final Mitigated Negative Declaration

**SUBJECT: Southwestern College Whole Site Modernization Project
State Clearinghouse No.**

I. ENVIRONMENTAL SETTING: See Initial Study.

II. PROJECT DESCRIPTION: See Initial Study.

III. DETERMINATION:

The Southwestern Community College District ("District") conducted an Initial Study for the proposed Southwestern College Whole Site Modernization Project ("Project"), and determined that the proposed project could have a significant environmental effect in the following areas: **Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, and Hydrology and Water Quality**. Future development of any of the components of the Project shall be required to implement the mitigation measures identified in *Section V. Mitigation Monitoring and Reporting Program* of this Mitigated Negative Declaration. Implementation of the prescribed mitigation would avoid or mitigate the potentially significant environmental effects identified by this analysis, and the preparation of an Environmental Impact Report is not required for the construction of the Project.

IV. DOCUMENTATION:

The attached Initial Study documents the evidence to support the above determination.

V. MITIGATION MONITORING AND REPORTING PROGRAM:

The following mitigation measures are required to reduce potentially significant impacts associated with Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, and Hydrology and Water Quality to below a level of significance:

Cultural Resources

- C-1: Prior to any ground disturbing activities, the grading contractor shall retain a qualified archaeologist and/or archaeological monitor.
- C-2: All persons involved in the archaeological monitoring for the proposed project shall be approved by Southwestern Community College District at least 30 days prior to the preconstruction/pregrading meeting.
- C-3: The qualified archaeologist shall attend any pre-construction/pre-grading meetings to consult with the grading contractor for the proposed project. The archaeologist's duties shall include monitoring, salvaging, preparation of collected materials for storage, and preparation of a monitoring results report.
- C-4: The qualified archaeologist or archaeological monitor shall be present on-site fulltime during grading. If archaeological features are encountered, the archaeologist shall request the project contractor to divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow evaluation of potentially significant historical resources. The archaeologist shall contact Southwestern Community College District at the time of discovery. Southwestern Community College District shall concur with the salvaging methods before construction activities are allowed to resume.
- C-5: All archaeological resources collected shall be cleaned, cataloged and permanently curated with an appropriate institution (i.e., San Diego Archaeological Center). All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Additionally, any sites and/or features encountered during the monitoring program shall be recorded and submitted to the South Coastal Information Center at San

Diego State University and the San Diego Museum of Man with the final monitoring results report.

- C-6: The qualified archaeologist shall be responsible for the preparation of a monitoring results report with appropriate graphics summarizing the results (even if negative), analysis and conclusions of the above program for each project of the Southwestern College Modernization Project. The report shall be submitted to Southwestern Community College District within three months following the termination of the monitoring program.

Paleontological Resources

- C-7: Prior to any grading activities, the grading contractor shall retain a qualified paleontologist to implement a monitoring program for the proposed project. A qualified paleontologist is defined as an individual with a PhD or MS degree in paleontology or geology who is recognized as an expert in the application of paleontological procedures and techniques. A paleontological monitor may be retained to perform the on-site monitoring for the proposed project in place of the qualified paleontologist. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the supervision of a qualified paleontologist. The requirement for monitoring shall be noted on grading plans.
- C-8: All persons involved in the paleontological monitoring for the proposed project shall be approved by Southwestern Community College District at least 30 days prior to the preconstruction/pregrading meeting.
- C-9: The qualified paleontologist or paleontological monitor shall attend any preconstruction/pregrading meetings to consult with the grading contractor for the proposed project. The paleontologist's duties shall include monitoring, salvaging, preparation of collected materials for storage, and preparation of a monitoring results report.
- C-10: The paleontologist or paleontological monitor shall be on-site full-time during excavation into previously undisturbed formations for the proposed project. The monitoring time may be decreased at the discretion of the paleontologist in consultation with Southwestern Community College District, depending on the rate of excavation, the materials excavated, and the abundance of fossils.
- C-11: If fossils are encountered, the paleontologist shall have the authority to divert or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The paleontologist shall contact Southwestern Community College District at the time of discovery. Southwestern Community College District shall concur with the salvaging methods before construction activities are allowed to resume.
- C-12: Fossil remains shall be cleaned, sorted, repaired, catalogued, and then (with Southwestern Community College District's permission) stored in a local scientific institution that houses paleontological collections. The qualified paleontologist shall be responsible for preparation of fossils to a point of identification as defined by standard professional practice, and submittal of a letter of acceptance from a local qualified curation facility. The paleontologist shall record any discovered fossil sites at the San Diego Natural History Museum.
- C-13: The qualified paleontologist shall be responsible for the preparation of a monitoring results report with appropriate graphics summarizing the results (even if negative), analysis and conclusions of the above program for the practice field relocation. The report shall be submitted to Southwestern Community College District within three months following the termination of the monitoring program.

Geology and Soils

- G-1: Prior to any grading activities, the grading contractor shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for the proposed project. The SWPPP shall identify Best Management Practices (BMPs) to control erosion and maintain downstream surface water quality during and after construction consistent with the State National Pollution Discharge Elimination System (NPDES) General Construction Activity Permit, the San Diego Urban Runoff Municipal Permit and Regional Water Quality Control Board (RWQCB) standards. Construction and post-construction BMPs shall include, but not be limited to, the following:
 - Limit construction access routes and stabilize access points.
 - Stabilize denuded areas with seeding, mulching or other methods.
 - Stake/mark construction limits.
 - Designate specific areas of the site, away from storm drains inlets, for the storage, preparation and disposal of construction materials, chemical products and waste; for auto and equipment parking; and for routine vehicle and equipment maintenance.
 - Store stockpiled materials and wastes under a roof or plastic sheeting.
 - Berm around stockpile/storage areas to prevent contact with runoff.
 - Perform major maintenance, repair and vehicle and equipment washing off-site, or in designated and controlled areas on-site
 - Sweep up spilled dry construction materials (cement, fertilizer, etc.) immediately; do not use water to wash them away.
 - Clean up liquid spills on paved or impermeable surfaces using "dry" clean-up methods (e.g., absorbent materials, cat litter, rags) and dispose of clean-up materials properly.
 - Incorporate runoff collection and treatment systems, such as filter strips, inlet filters (e.g., fossil filters), infiltration trenches or other means to treat runoff, prior to its release into the City of San Diego storm drain system.
 - Low Impact Development (LID) BMPs should be included into site design to re-establish natural hydrologic patterns. Such LID BMPs may include, but are not limited to, flow-through planters with subdrains to address subsurface water issues; redirection of runoff and drainage to vegetated areas and swales; and use of pervious pavers to provide water quality treatment and collection of runoff during low intensity storm events.
- G-2: Utilize deep drilled pier or caisson foundations beneath significant portions of the proposed improvements, rammed aggregate piers for ground modification beneath proposed improvements and associated fill areas, or equivalent geotechnical design.

Greenhouse Gas Emissions

- GHG-1: The proposed project will comply with Cal Green Standards by designing the facilities to achieve a 20% efficiency goal over Title 24 2008.
- GHG-2: The project will reduce water consumption by installing WaterSense showerheads, toilets and faucets. WaterSense is an EPA label identifying water-efficient fixtures as defined by the US Environmental Protection Agency.
- GHG-3: The design will incorporate shade trees to provide up to 50% shade coverage for paved areas.
- GHG-4: Institute Solid Waste Recycling and Composting (Divert 75% of Solid Waste)

Hydrology and Water Quality

- H-1: Prior to any grading activities, the grading contractor shall prepare and implement a SWPPP for the proposed project. The SWPPP shall identify BMPs to control erosion and maintain downstream surface water quality during and after construction, consistent with the State NPDES General Construction Activity Permit, the San Diego Urban Runoff Municipal Permit, and RWQCB standards. BMP's shall include, but not be limited to, stormwater interceptors to avoid the discharge of pollutants into the storm drains; LID BMPs to redirect runoff into vegetated planters, swales, and pervious pavers; and provision of fossil filters on all curb inlets.

VI. PUBLIC REVIEW DISTRIBUTION:

The following individuals, organizations, and agencies received a copy or notice of the draft Mitigated Negative Declaration:

Federal, State, and Local Agencies

State Clearinghouse (for distribution as noted in NOC)
California Department of Fish & Wildlife, San Diego Office
City of Chula Vista, Planning and Building Department
County of San Diego, Supervisor, District 1
San Diego Air Pollution Control District
Otay Water District

Other Entities

San Diego County Archaeological Society
San Diego Audubon Society
California Native Plant Society
Sierra Club, San Diego Chapter
Crossroads II

VII. CALIFORNIA ENVIRONMENTAL QUALITY ACT MITIGATED NEGATIVE DECLARATION FINDINGS:

This Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project will have a substantial effect of the environment.

Copies of the Draft Mitigated Negative Declaration and any Initial Study material are available for review at: Southwestern College, 900 Otay Lakes Road, Building 1688, Chula Vista, CA 91910, at the Chula Vista Otay Ranch Library, 2015 Birch Rd, Chula Vista, CA 91915, and on the District's website at <http://www.southwesterncollegeproprplanroom.com>.

Melinda A. Nish, Ed.D.,
Superintendent/President
Southwestern Community College District

11/23/2015

Date of Draft Report

2/16/2016

Date of Final Report

SOUTHWESTERN COLLEGE WHOLE SITE MODERNIZATION PROJECT RESPONSE TO PUBLIC COMMENTS

Introduction

The Draft MND for the Southwestern College Whole Site Modernization Project was circulated for public review and comment for a period of 60 days, from October 23, 2015 to January 22, 2016. During the course of the Draft MND public review period, one (1) written comment letter was received. All written comments received on the Draft MND during the public review period, responses to the comments, and any revisions to the Draft MND have been incorporated into the Final MND.

Summary of Revisions Incorporated into the Final MND

The Final MND includes Technical Appendices, copies of the public letter commenting on the Draft MND, and the District's responses thereto. No changes were made to the Draft MND as a result of public comments and the Final MND does not include any revisions.

Index of Comments on Draft MND & Responses

The following agencies, organizations, and persons provided written comments on the Draft MND during public review. A copy of each comment letter along with corresponding responses is included in a "side by side" format to facilitate review. The specific comments and the corresponding responses have each been given an alphanumeric reference.

Letter	Author	Address	Date	Representing	Page
<i>Federal/State Agencies</i>					
A1	Rana Georges, Project Manager	5796 Corporate Avenue Cypress, CA 90630	November 25, 2015	Department of Toxic Substances Control	RTC-2

Comment Letter A1



Matthew Rodriguez
Secretary for
Environmental Protection



Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

Department of Toxic Substances Control

November 25, 2015

Ms. Michela Fertuga (mfertuga@swccd.edu)
Southwestern Community College District
900 Olaj Lakes Road
Chula Vista, California 91910

DTSC COMMENTS ON THE MITIGATED NEGATIVE DECLARATION AND INITIAL
STUDY FOR THE SOUTHWESTERN COLLEGE WHOLE SITE MODERNIZATION
PROJECT, CHULA VISTA (SCH# 2015101081)

Dear Ms. Fertuga:

The Department of Toxic Substances Control (DTSC) has reviewed the Draft Mitigated Negative Declaration and Initial Study for the subject site dated October 2015 and received by DTSC on October 29, 2015. The proposed project is comprised of three major components: construction of a new Wellness and Aquatic Complex, construction of a new Math and Science Building, and construction of a new Performing Arts and Cultural Center Complex, along with construction of a new Security Complex and parking structure. Although the due date to submit comments was November 23, 2015, DTSC would like to provide the following comments:

1. If the existing site buildings were constructed prior to 1978, lead based paint and organochlorine pesticides (from termiticide applications) may be potential environmental concerns at the site. DTSC recommends that these environmental concerns be investigated and possibly mitigated, in accordance with DTSC's *Interim Guidance, Evaluation of School Sites with Potential Soil Contamination as a Result of Lead from Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers*, dated June 9, 2006.
2. If the site was previously used for agricultural purposes, pesticides (DDT, DDE, toxaphene) and fertilizers (usually containing heavy metals) commonly used as part of agricultural operations are likely to be present. These agricultural chemicals are persistent and bio-accumulative toxic substances. DTSC recommends that these environmental concerns be investigated and possibly mitigated, in accordance with the *Interim Guidance for Sampling*

A1-1

A1-2

RESPONSE TO COMMENT FROM DEPARTMENT OF TOXIC SUBSTANCES CONTROL, SIGNED BY RANA GEORGES, PROJECT MANAGER, DATED NOVEMBER 25, 2015 (COMMENT LETTER A1)

Response to Comment A1-1:

Buildings to be demolished include the physical education facilities, math and science buildings and Mayan Hall. Pre-demolition testing for lead and OCP's will occur in accordance with standard demolition procedures employed by the school and will comply with State law. No changes were made to the IS/MND.

Response to Comment A1-2:

An updated Phase I Environmental Site Assessment was completed by ERM (November, 2010) for the 2011 Southwestern College Corner Lot project (Appendix E of the Initial Study). Prior to the purchase of the parcel by Southwestern College in 1961, the area was part of a larger ranch used for bean farming dating back to 1917. Based on topographic maps and aerial photographs, this area was graded at the same time that construction started on the campus back in 1961, presumably in preparation for construction that never eventuated. The Interim Guidance for Sampling Agricultural Properties (Interim Guidance) does not apply to disturbed land, such as, land that has been graded in preparation for construction. In addition, other uses of the site may have redistributed or impacted the soil such as overflow parking for campus events, construction material storage from the adjacent Olaj Lakes Road Widening Project, and seasonal commercial activities (i.e., Christmas tree lot, carnival, etc). In accordance with the Interim Guidance, even though the site has historically been farmed, more recent grading disturbance and current uses of the site that may have redistributed or impacted the soil, negates the need for sampling. No changes were made to the IS/MND.

Comment Letter A1
(cont'd)

Ms. Michela Ferluga
November 25, 2015
Page 2

RESPONSE TO COMMENT FROM DEPARTMENT OF TOXIC SUBSTANCES
CONTROL, SIGNED BY RANA GEORGES, PROJECT MANAGER, DATED
NOVEMBER 25, 2015 (COMMENT LETTER A1) (continued)

Agricultural Soils (Third Revision), dated August 2008. This guidance should
be followed to sample agricultural properties where development is
anticipated.

A1-2
Cont'd

DTSC is also administering the Cleanup Loans and Environmental Assistance to
Neighborhoods (CLEAN) Program which provides low-interest loans to investigate and
cleanup hazardous materials at properties where redevelopment is likely to have a
beneficial impact to a community. These loans are available to developers, businesses,
schools, and local governments.

For additional information on DTSC's School process or CLEAN Program, please visit
DTSC's web site at www.dtsc.ca.gov. If you would like to discuss this matter further,
please contact me at (714) 484-5320 or at rana.georges@dtsc.ca.gov.

Sincerely,



Rana Georges
Project Manager
Schools Evaluation and Brownfields Cleanup Branch
Brownfields and Environmental Restoration Program

cc: State Clearinghouse (via e-mail)
Office of Planning and Research
state.clearinghouse@opr.ca.gov

Mr. Michael O'Neill (via e-mail)
Department of Education – Sacramento, CA
moneill@cde.ca.gov

John Gordon (via e-mail)
Department of Education – Sacramento, CA
jgordon@cde.ca.gov

B&ERP Reading File – Cypress

CEQA Reading File – Cypress

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INITIAL STUDY/ENVIRONMENTAL CHECKLIST FORM

FOR THE SOUTHWESTERN COLLEGE CHULA VISTA WHOLE SITE MODERNIZATION PROJECT

1. Project Title: **Southwestern College Chula Vista Whole Site Modernization Project**
2. Lead Agency Name and Address: Southwestern Community College District
900 Otay Lakes Road, Building 1688
Chula Vista, CA 91910-7229
3. Contact Person and Phone Number: Michela Ferluga, PE
CESSWI – Project Manager
(858) 750-8098
4. Project Location: Southwestern Community College – Southwest intersection of East H Street and Otay Lakes Road, within the jurisdictional boundaries of the City of Chula Vista; San Diego County (APN 760-106-41-00) (See Figures 1 and 2)
5. Project Sponsor's Name and Address: Southwestern Community College District
Department of Facilities, Operations and Planning
900 Otay Lakes Road
Chula Vista, CA 91910-7299
6. General Plan Designation: Existing School Site - Institutional/Educational
7. Zoning: Existing School Site – N/A
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 proposed Southwestern College Whole Site Modernization Project ("Project") is comprised of four component projects: the construction of a new 80,795 square foot (SF) Wellness and Aquatic Complex (WAC), the construction of a new 98,724 SF Math and Science Building, and the construction of a new 41,345 SF Performing Arts and Cultural Center Complex (PACCC) with construction of a new 6,400 SF Security Complex and new parking structure. All components were included as proposed facilities in the Southwestern Community College District's 2013 Facilities Master Plan. The proposed Modernization Project would not result in an increase in student enrollment or college staffing, but a relocation, community integration, and modernization of the existing campus facilities.

The following provides a detailed description of each project component:

Wellness and Aquatic Complex (WAC)

The WAC will be located within the existing vacant Corner Lot on the campus, at the corner of Otay Lakes Road and East H Street. It will functionally replace the existing Gymnasium (Building 1500, 19,045 SF), offices and dance facilities (Building 1000, 24,479 SF; Building 1006, 4,608 SF; Building 1020, 10,000 SF), and swimming pools on the campus, which will be demolished upon completion of the WAC.

The WAC would consist of a three-level, 80,795 SF athletics facility featuring a gymnasium, fitness/weight/cardio room, dance studio, physical training room and laboratory, team and individual locker rooms, multipurpose classrooms, group exercise rooms, three outdoor swimming pools (two 50-meter pools and one 25-meter therapeutic pool), a lobby/café area, day care room, restrooms, and administrative offices. The WAC would be operated by a for-profit third party on a monthly fee basis and would be available for use to Southwestern College students and staff, as well as the general public.

Math and Science Building

The Math and Science Building would be a 98,724 SF educational facility featuring classrooms, laboratories, and offices for the instruction of math and science courses. The building complex would consist of four separate two-level structures connected by a central courtyard, an exterior walkway connecting the structures on the second floor, and a rooftop telescope platform. Structural materials would include glass and aluminum frame curtain walls with GFRC panel siding and metal siding. Landscaping would include 60,145 SF of planted area, 2,000 SF of permeable pavers, a 350 SF rock cobble area with no planting, 63,570 SF of concrete paving, and 6,700 SF of asphalt paving.

Construction of the new Math and Science Building at the western corner of campus would first require the demolition of the existing physical education buildings currently located within the area, which include the Gymnasium (Building 1500), offices and dance facilities (Buildings 1000, 1006, and 1020), and swimming pools. The demolition of these facilities will occur once the WAC is completed, as discussed above.

The existing math and science buildings at the eastern side of the campus (Building 300, 4,105 SF; Building 310, 6,007 SF; Building 320, 8,642 SF; Building 330, 7,447 SF; Building 340, 6,007 SF; Building 390, 7,447 SF) and Mayan Hall (Building 900, 23,846 SF) would remain vacant buildings, until the District determines what facilities would be developed within that area. The demolition and future development of this area will be analyzed as a separate project in the future. A separate analysis for CEQA compliance will be conducted once the project is determined.

Performing Arts and Cultural Center Complex (PACCC), Parking Structure, and Security Complex

The proposed new PACCC would be an approximately 41,345 SF facility consisting of a 500-seat theatre and lobby, a Black Box theatre, instructional laboratories, dance studios, and a music rehearsal hall. The proposed use of the PACCC is primarily for academic needs, performances and guest speeches. The PACCC would functionally replace the existing campus auditorium, Mayan Hall (Building 900, 23,846 SF), which contains approximately 400 seats and will be demolished upon completion of the new PACCC.

A separate, freestanding parking structure and security complex building will also be developed within the existing Lot O area. The parking structure will provide approximately 690 parking spaces. At this time, the District doesn't have the funding to construct the parking structure. Therefore, the design work and start of construction of the structure would be dependent upon the availability of funding.

Parking

The campus currently features 16 parking lots, with a cumulative total of 3,965 parking spaces among them. According to the traffic and parking study prepared by the KOA Corporation (Appendix G of this Initial Study), maximum occupancy of the parking lots currently reaches a cumulative total of 60% occupancy during weekday mornings, 57% during the afternoon, and 23% during the evenings. Therefore, parking availability on campus is considered to be satisfactory. KOA estimates that the Wellness Center would generate a need for an additional 105 parking spaces. This additional parking demand would be easily accommodated by the 1,601 spaces available during maximum (60%) occupancy. The proposed parking structure would further increase the campus parking surplus by providing an additional 690 spaces.

Student Enrollment

The existing enrollment at Southwestern College is approximately 15,410 Full Time Equivalent Student(s) (FTES) per year. The enrollment at Southwestern is expected to consistently increase by approximately 10% per year through 2018. The Proposed Project will serve the existing student population at the campus and would not result in an increase in student enrollment.

Construction Schedule

Construction of the proposed project would be completed in phases as follows:

Phase	Activity	Duration
Phase 1	Construction of the Wellness and Aquatic Complex, demolition of the existing physical education facilities.	Winter 2016 – Fall 2017
Phase 2	Construction of the Math and Science Building, demolition of the existing math and science buildings.	Fall 2016 – Spring 2018
Phase 3	Construction of the PACCC, security complex, and parking structure, demolition of Mayan Hall.	Spring 2017 – Spring 2019

9. Surrounding Land Uses and Setting: *(Briefly describe the project's surroundings.)*

The proposed project is located in the northeast corner on the Southwestern Community College Chula Vista campus. The College campus is within the urbanized area of the City of Chula Vista. Surrounding land uses include single-family and multi-family residential to the west, northwest and south; and commercial uses supporting both the residential communities and college to the north and east. Beyond the intersection of East H Street and Otay Lakes Road is Bonita Vista High School.

10. Other agencies whose approval is required: *(e.g., permits, financing approval, or participation agreement.)*

- Office of the Chancellor, State of California Community Colleges
- Office of the Division of State Architect (DSA)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

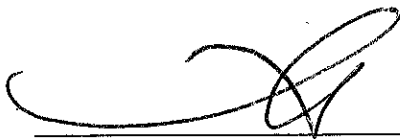
The environmental factors Southwestern Community College District checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input 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 type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environmental, and a NEGATIVE DECLARATION would be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there WOULD 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 would 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 EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

2/16/2016

Date

Melinda A. Nish, Ed.D., Superintendent/President

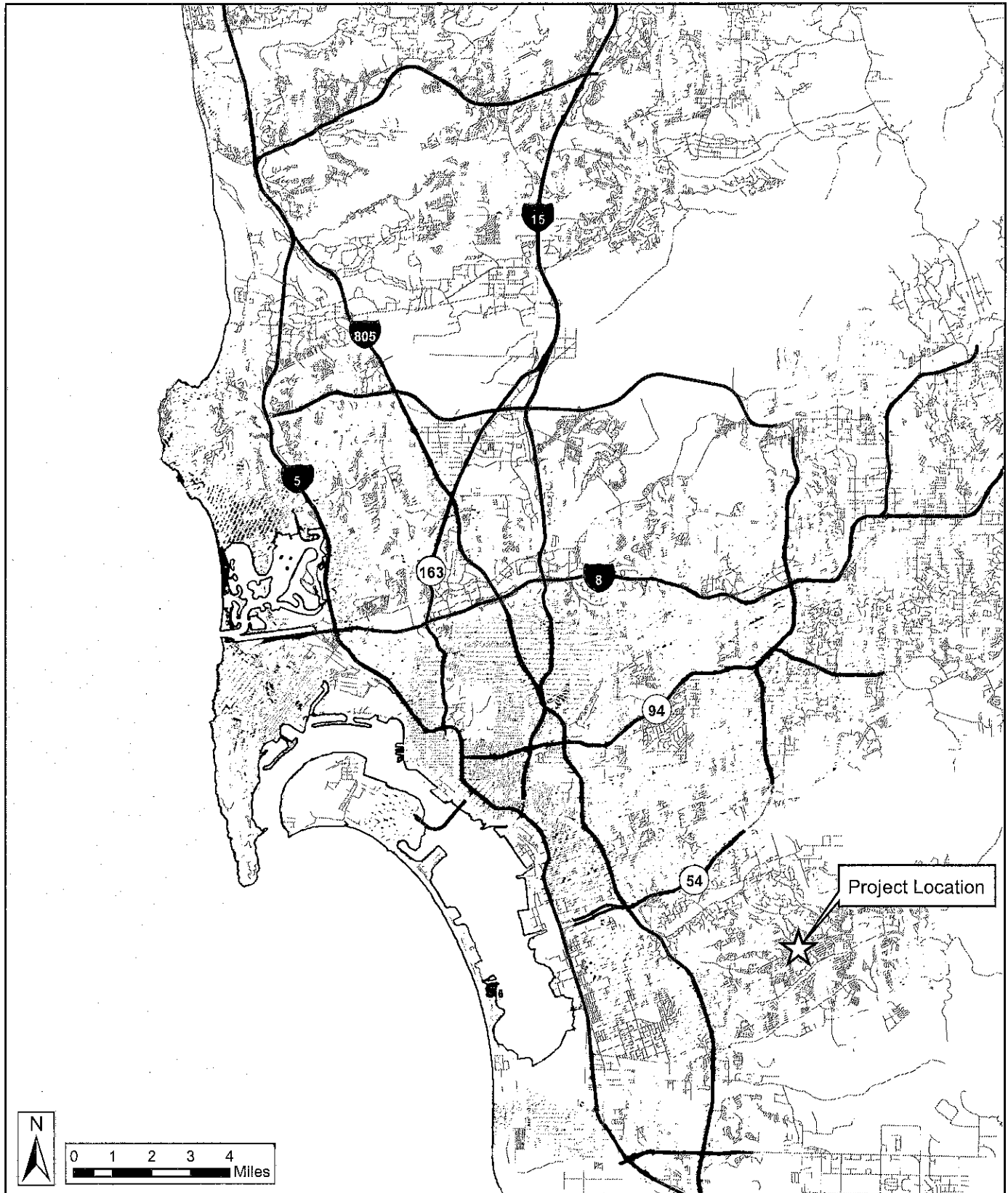
Printed Name

Southwestern Community College District

For

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 would 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 is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, and 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 Section XVII, "Earlier Analyses," 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 per Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist.
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effect 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.
- 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 should normally address the questions from the State CEQA Guidelines checklist (Appendix G) 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 significant.



SOURCE: SanGIS, 2015

8/14/15

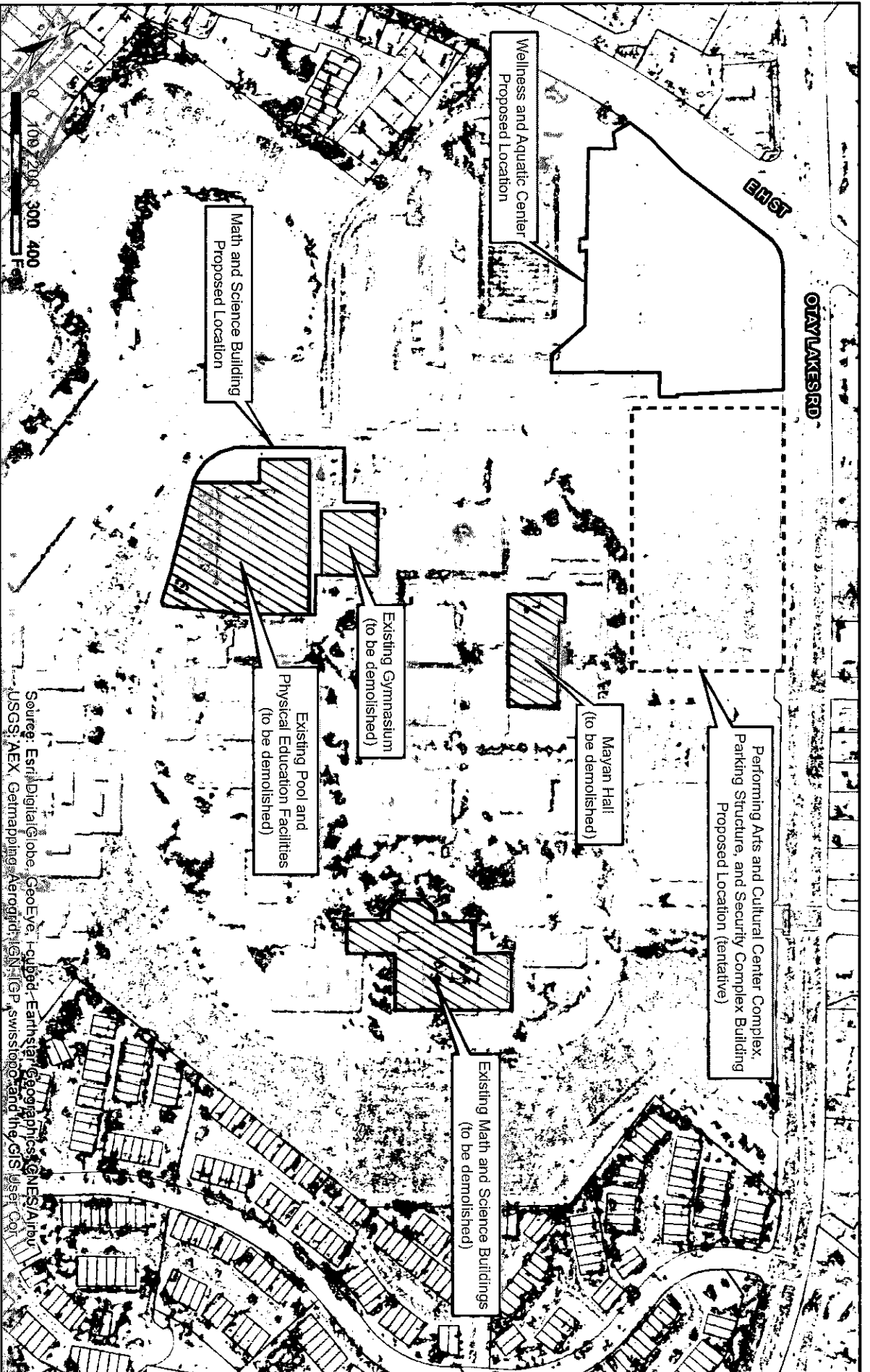


Southwestern College Whole Site Modernization Project

Regional Location

FIGURE

1



SOURCE: Esri, 2015

Southwestern College Whole Site Modernization Project

Project Location



FIGURE

2

9/2/15

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located within a fully urbanized area, within the existing campus boundaries. The area immediately surrounding the project site is developed with single-family and multi-family residential to the west, northwest, and south, and commercial uses to the north and east which support the residential development and college population. Bonita Vista High School is located northeast of the project site, beyond the intersection of East H Street and Otay Lakes Road. Buildings surrounding the site consist of primarily one- and two-story residential and over-height (20 to 30 feet) commercial structures.

Various components of the proposed project to be developed on the Corner Lot (e.g., the proposed Wellness and Aquatic Complex, Performing Arts and Cultural Center Complex (PACCC), and new parking structure) will be visible from adjacent public roadways, East H Street and Otay Lakes Road, as well as the existing residential and commercial development. The Corner Lot development, which will be the most visible, has been designed with incorporation of plazas and green space landscaping to serve as a visually appealing "face of campus" gateway.

There are no designated scenic vistas or state scenic highways in the project area. As mentioned above, the visual character of the area is reflective of the existing college development and surrounding residential and commercial uses. The relocation of the existing onsite uses to the Corner Lot, as well as the improvement of the math and science building and creation of courtyard space will not alter the existing character of the college campus or surrounding community.

The new parking structure to be located on the southeastern side of the Corner Lot would have standard parking lot lighting to illuminate the structure during evening hours. Offsite development in the vicinity of the parking structure is comprised of commercial uses; and therefore, there are no sensitive receptors in proximity to the parking structure. Landscaping and decorative screening is proposed around the perimeter of the parking structure to reduce the industrial appearance of the parking structure. All new parking structure lighting would be designed with high-pressure sodium lighting and would be shielded and directed downward to minimize nighttime intrusion to nearby offsite properties. Similarly, any building lighting would be shielded and oriented downward. While the relocation and improvements of the onsite uses associated with the proposed project will include lighting, the proposed illumination of buildings, parking structures, walkways and common areas would be limited to levels necessary for safety of students, faculty, and the public.

Therefore, the project would not result in significant impacts to aesthetics or any visual resources, including scenic vistas, state scenic highways, or as a result in degradation of existing visual character or creation of a substantial light source.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:

- 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 Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- 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))?
- d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 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"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within a fully urbanized area, within the existing campus boundaries. The site is mapped as Urban and Developed on the 2013 San Diego County Farmland Mapping and Monitoring Program (FMMP) Important Farmland Map, and does not contain any lands mapped as Prime, Unique, or Farmland of Statewide Importance (California Department of

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conservation, 2013). Furthermore, the project site is not zoned for agricultural uses, nor is it under a Williamson Act Contract.

The site does not contain forest lands or timberland, or any applicable timberland zoning. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones; nor would it result in the loss of forest land.

For the reasons detailed above, the project would not result in impacts to any agricultural resources, including agricultural lands, forest lands, or timberland.

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:

- a) Conflict with or obstruct implementation of the applicable air quality plan? ☐ ☐ ☒ ☐

The following information is summarized from the Air Quality Assessment prepared by Ldn Consulting, Inc. (Ldn), dated October 1, 2015. This report is provided as Appendix A of this Initial Study.

The proposed project is located within the San Diego Air Basin (SDAB), which is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD). Pursuant to California Clean Air Act (CCAA) requirements, the SDAPCD developed the Regional Air Quality Strategy (RAQS), which serves as the region's air quality management plan. The RAQS relies on population predictions from SANDAG in order to project future emissions and determine from that the strategies necessary for the reduction of stationary source emissions through regulatory controls. The projections are based on population and vehicle trends and land use plans developed by the cities and the County during the development of general plans. Therefore, projects that propose development that is consistent with the growth anticipated by the general plan are consistent with the RAQS, while projects creating more growth than assumed could create a significant impact, assuming the project produces an unmitigable emission generation in excess of the regional standards, or if cumulatively considered emissions produce a significant impact.

The proposed project would not increase student enrollment or staffing, add housing, or increase event occurrence or attendance. The project would accommodate existing employees, students and related programs. Therefore, the proposed project is consistent with the growth anticipated by the RAQS and therefore would not conflict with or obstruct implementation of the applicable air quality plan, and a less than significant impact is identified for this issue area.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ☐ ☐ ☒ ☐

To determine whether the project would create potential air quality impacts, Southwestern College uses the South Coast Air Quality Management District's (SCAQMD) Air Quality Thresholds. As identified in Table 2.3 of the Air Quality Assessment, there are separate thresholds for Construction Emissions and Operational Emissions, with each addressing the same six pollutants.

Construction Emissions

Based on the Air Quality Assessment, the proposed project would generate temporary air pollutant emissions associated with construction equipment exhaust, fugitive dust, combustion-fired construction emission, and architectural coatings. Please refer to Table 4.1 of the Air Quality Study for a detailed description of the construction phase emissions. The level of emissions

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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generated during the construction phase of the project would not exceed SDAPCD significance thresholds; and therefore, no significant air quality impacts are expected during the construction phase of the project.

Operational Impacts

Based on the Air Quality Assessment, the proposed project would generate minimal pollutant emissions during the operational phase of the proposed project. The level of emissions associated with vehicular trips and fixed emissions sources would not exceed SDAPCD significance thresholds. In addition, the signalized intersections surrounding the site would continue to operate at an acceptable level of service, and the proposed project would not result in the creation of a carbon monoxide Hotspot. Therefore, no significant air quality impacts are expected during the operational phase of the project.

Conclusion

Based upon the findings of the Air Quality Assessment, the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during either its construction or operational phases. Therefore, this impact is considered less than significant.

- 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Please see III a) and b) above. The project site is located in the southern portion of the SDAB. San Diego County is listed as a federal non-attainment area for ozone (eight hour), and a state non-attainment area for ozone (one hour and eight hour standards), PM₁₀, and PM_{2.5}. The SDAB is in attainment for the state and federal standards for nitrogen dioxide, carbon monoxide, sulfur dioxide and lead.

As discussed in III b) above, the proposed project would not result in air quality impacts during either the construction or operational phases of the project. Therefore, the proposed project would not result in a cumulatively considerable net increase in any air constituents or violate air quality standards. Therefore, this impact is considered less than significant.

- d) Expose sensitive receptors to substantial pollutant concentrates?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. In general, residences are also considered sensitive receptors since they often house children and the elderly. The area immediately surrounding the project site is developed with single-family and multi-family residential to the west, northwest, and south, and commercial uses to the north and east which support the residential development and college population. Bonita Vista High School is located northeast of the project site, beyond the intersection of East H Street and Otay Lakes Road.

These sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project. However, this project does not propose uses or activities that would result in exposure of these identified sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near carbon monoxide hotspots. In addition, the project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because the proposed project has emissions below the screening-level criteria utilized for determining significance. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations and a less than significant impact is identified for this issue area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potential onsite odor generators would include short term construction odors from activities such as paving and painting. Construction of the proposed project would involve the use of diesel powered construction equipment, and diesel exhaust may be noticeable temporarily along adjacent sidewalks. The nearest residence is located over one block from the site. Due to its proximity to the project site, diesel emissions may be perceptible at these locations. However, construction activities would be temporary, as would be diesel exhaust emissions. In addition, the proposed project does not include industrial or agricultural uses that are typically associated with objectionable odors. Therefore, odor impacts would be less than significant.

IV. BIOLOGICAL RESOURCES. Would the project:

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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Game 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located on developed and undeveloped portions of the existing community college campus in an urbanized area. The Corner Lot has been previously filled with undocumented soils, and subsequently graded and used for event/overflow parking, as well as construction material staging for the recently constructed Otay Lakes Road Widening Project. No native vegetation communities or habitats exist on or adjacent to the site because it has been completely disturbed. The proposed project site does not contain any riparian habitat or other sensitive natural communities as defined by any other local, regional, or state plans, policies or regulations; nor does the site contain any wetlands or wetland habitats.

The project site is located in an area developed with high-density residential and commercial uses, and thus the construction of the proposed project would not physically interfere with the movement of native species. The project will not have a substantial adverse effect on any biological resources, including candidate, sensitive, or special status species, as well as sensitive habitats and wetlands. The project would not contribute to cumulative impacts to any sensitive species or habitats.

The project site is not located on or adjacent to any designated preserve areas in the City of Chula Vista's Multiple Species Conservation Plan (MSCP) Subarea Plan (MSCP, 1996), which is the habitat conservation plan for the City under the California Natural Community Conservation Planning Program (NCCPP), nor is it located on or adjacent to any Open Space Reserves designated in the City's General Plan. As such, the proposed project would not conflict with any of the policies or implementation guidelines of the City's General Plan pertaining to biological resources.

Based on the reasons detailed above, the project would have no impacts to any sensitive plant or animal species, wetlands, wildlife corridors, or conflict with any adopted conservation plans. Therefore, no impact is identified for this issue area.

V. CULTURAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Based on a Cultural Resources Study prepared by Sinéad Ní Ghabhláin, Ph.D., of ASM Affiliates (2010) (Appendix B of this Initial Study), there are no recorded historic or prehistoric resources within the project footprint. However, because of the record of the occurrence of resources within a half-mile of the project area, there is a potential for uncovered cultural resources in the area and the disturbance of artifacts or intact cultural deposits during construction activities, such as excavation, grading, and ground stabilization. Therefore, to reduce potential impacts to below a level of significance, archaeological and paleontological monitoring during any ground disturbance is required as mitigation and has been included in *Section V. Mitigation Monitoring and Reporting Program* of this MND as mitigation measures C1-C13.

The California Department of Mines and Geology published maps indicate that the project site is underlain primarily by Lindavista (Ql) and San Diego (Tsdss) geologic formations (California Department of Mines and Geology, 1977). The Ql and Tsdss formations have the potential to contain fossil resources. The Corner Lot development of the proposed project is located in areas of undocumented fill

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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at varying depths. However, grading activities for the Corner Lot would likely require relatively deep excavation and grading for foundation creation and site preparation, which may impact potentially fossil-bearing formations located beneath the fill. Measures to mitigate and reduce potential impacts to less than significant have been included in *Section V. Mitigation Monitoring and Reporting Program* of this MND.

An analysis of records and a survey of the property included in the Cultural Resources Study has revealed that the project will not likely result in the disturbance of any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

Based on the reasons detailed above, the project's potential impacts to both cultural and paleontological resources would be mitigated to less than significant with mitigation incorporated, and no impacts to human remains are anticipated as a result of the Modernization Project.

VI. GEOLOGY AND SOILS. Would the project:

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 known fault? Refer to Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Review of the California Division of Mines and Geology fault maps (1977) reveal that there are no mapped faults within or adjacent to the project site. However, because the entire southern California region is considered seismically active, there is always the possibility that a large seismic event from one of the major faults in the region may induce strong ground shaking at the project site. While the project site could be subjected to moderate to severe ground shaking in the event of a major earthquake, due to the distance of the site from major mapped faults (e.g., Rose Canyon, Elsinore, and San Jacinto), strong seismic ground shaking at the site is considered remote.

In addition, the proposed buildings and structures would be designed in accordance with Title 24 standards of the Uniform Building Code to minimize seismic shaking effects in the event of a major quake. For these reasons, impacts associated with exposure of persons or structures to strong seismic shaking would be considered less than significant.

b) Result in substantial soil erosion or loss of topsoil?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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According to the U.S. Department of Agriculture's Soil Survey for San Diego County (USDA, 1973), the entire campus is underlain by Diablo Clay (DaC) soils and undocumented fills. The Diablo Clay soil classification has an erosion hazard that is

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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'slight' to 'moderate'. The potential for wind and water erosion of topsoil would occur primarily during construction. Implementation of construction Best Management Practices (BMPs) would mitigate potential erosion impacts. Measures to mitigate and reduce potential impacts to less than significant have been included in *Section V. Mitigation Monitoring and Reporting Program* of this MND.

- 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A Preliminary Geotechnical Report prepared for the 2011 SWC Corner Lot Project by Construction Testing and Engineering, Inc. (October 2010; Appendix C of this Initial Study) identifies an area of high groundwater in the southwestern portion of the Corner Lot and undocumented fill throughout the site. Based on the observed shallow depth to groundwater and undocumented fill, over excavation and compaction are unsuitable for these materials. Therefore, alternative foundation systems, as well as ground modification techniques, will be required to ensure that the potential for seismic-related ground failure, including liquefaction, lateral spreading, subsidence, collapse, and landslides of manufactured slopes, is reduced and all of the development meets the requirements of Title 24 of the Uniform Building Code. A measure to mitigate and reduce potential impacts with regard to unstable soils has been included in *Section V. Mitigation Monitoring and Reporting Program* of this MND. The mitigation measure (G-2) involves utilizing deep drilled pier or caisson foundations beneath significant portions of the proposed improvements, rammed aggregate piers for ground modification beneath proposed improvements and associated fill areas, or equivalent geotechnical design.

- 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is underlain by Diablo Clay (DaC) soils and undocumented fills, which have a high soil expansion (i.e., shrink/swell) potential with changes in moisture content. According to the Geotechnical Report, near-surface materials at the project site have a medium to very high expansion potential. The 'high' rating means that special design considerations must be incorporated into the project design by a qualified, registered soils engineer to minimize the potential for soil expansion.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Southwestern College campus is connected to the sewer system and would not require the use of septic tanks or alternative wastewater disposal system. Wastewater for the proposed relocated and renovated buildings would tie into the existing campus sewer system.

Based on the reasons detailed above, the proposed project's potential impacts related to substantial soil erosion, and unstable soils, would be less than significant impacts with the incorporation of mitigation. All other areas of potential impact to geology and soils, would be less than significant.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Southwestern Community College District uses the screening thresholds published by the California Air Pollution Control Officers Association (CAPCOA) for determining the need for additional analyses and mitigation for GHG-related impacts under CEQA, which suggest projects producing less than 900 metric tons would be considered less than significant. Projects producing more than 900 metric tons per year of GHGs produce an inventory of project gases and demonstrate reasonable mitigation measures necessary to reduce GHG's by 28.3% from business as usual (BAU). BAU is the projected emissions that would have been otherwise generated without implementation or consideration of regulatory emissions reductions, design considerations or updated standards (e.g. 2005 Title 24 standards) or simply put emissions generated through calculations methodologies prior to the creation of AB 32.

GHG emissions associated with construction and operation of the proposed project have been estimated using California Emissions Estimator Model (CalEEMod) version 2013.2.2, as further described in the Greenhouse Gas Study (Appendix G of this Initial Study).

Construction Emissions:

Construction of the proposed project would generate temporary GHG emissions primarily associated with the operation of construction equipment and truck trips. Site preparation and grading typically generate the greatest emission quantities because the use of heavy equipment is greatest during this phase of construction. Emissions associated with the construction period were estimated based on the projected maximum amount of equipment that would be used onsite at one time. Construction activity is assumed to occur over a period of approximately five years from Fall 2015 to Spring 2019. Based on CalEEMod results, construction activity for the project would generate an estimated 2,580.19 metric tons of carbon dioxide equivalent (CO₂E). Amortized over a 30-year period (the assumed life of the project), construction of the proposed project would generate 86.00 metric tons of CO₂E per year.

Operational Emissions:

Long-term operational emissions relate to area source use (consumer products, landscaping, and architectural coatings as part of regular maintenance), energy use (electricity and natural gas), solid waste (decomposition of trash), water use, and transportation use. Based on CalEEMod modeling results, the proposed project would generate 8,832.82 MT under the BAU scenario.

Mitigation:

Based upon the findings, the proposed project would produce 8,918.82 MT BAU when considering both construction and operational emissions. Per the CAPCOA GHG emission reduction requirements, the project is required to show a 28.3% reduction under BAU. In order to achieve these reductions, the project will implement the following specific mitigation measures, as included in *Section V. Mitigation Monitoring and Reporting Program* of this MND:

GHG-1. The proposed project will comply with Cal Green Standards by designing the facilities to achieve a 20% efficiency goal over Title 24 2008.

GHG-2. The project will also reduce water consumption by installing WaterSense showerheads, toilets and faucets. WaterSense is an EPA label identifying water-efficient fixtures as defined by the US Environmental Protection Agency.

GHG-3. The design will also incorporate shade trees to provide up to 50% shade coverage for paved areas.

GHG-4. Institute Solid Waste Recycling and Composting (Divert 75% of Solid Waste)

Conclusions:

After implementing the required reduction measures and after incorporating expected reductions from mitigation and regulatory measures, the proposed project would only produce 6,116.58 MT of CO₂e which is a 31.4% reduction over BAU. Therefore, the project conforms to the goals of AB 32 and would not result in any direct GHG impacts, and cumulative GHG impacts would be reduced to below a level of significance.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

See VII a). As described above, construction and operation of the proposed project would generate a minimal increase in annual GHG emissions. With implementation of the four proposed mitigation measures, total GHG emissions would be reduced to 31.4% under BAU, meeting the CAPCOA reduction requirements. Therefore, the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases, and a less than significant impact is identified for this issue area.

VIII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 the people residing or working in the area?	<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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project involves the demolition of existing structures and facilities and the construction of new buildings to support existing uses onsite. The Southwestern College campus has two listings on the County of San Diego's Hazardous Materials Establishment and Site Assessment and Mitigation listings (Reference Numbers H033763 and H36147). County records indicate the Hazardous Material Establishment file is up to date with no infractions, and the Site Assessment and Mitigation file has been closed (County of San Diego, 2000).

An updated Phase I Environmental Site Assessment was completed by ERM (November, 2010) for the 2011 SWC Corner Lot project (Appendix E of this Initial Study). Prior to the purchase of the parcel by Southwestern College in 1961, the area was part of a larger ranch used for bean farming dating back to 1917. Based on topographic maps and aerial photographs, this area was graded at the same time that construction started on the campus back in 1961, but has been left vacant and is used as overflow parking for campus events, construction material storage from the adjacent Otay Lakes Road Widening Project, and seasonal commercial activities (i.e., Christmas tree lot, carnival, etc). The review of the parcel revealed no historical recognized environmental conditions or environmental compliance issues exist associated with this parcel.

The project does not involve the routine transport, use or disposal of hazardous materials, nor would any component of the project emit hazardous emissions or require the handling of hazardous materials. Any operations that would involve such use, storage, transport, or disposal of hazardous materials would require that Southwestern College comply with all applicable federal, state and local laws and permits.

The project site is not located within an airport land use plan or within two miles of a public airport; nor is it in the vicinity of a private airstrip.

Emergency access to the campus and surrounding community would be maintained during project construction. The proposed project would not require the vacation of any existing public roads or alter transportation patterns on adjacent public roadways, thereby affecting emergency evacuation plans or routes currently in place.

With regard to risk of wildland fire, as mentioned in the surrounding land use description, the project site is located within an urbanized area, and is not designated as a wildland fire area.

For the reasons detailed above, it is anticipated that project would not result in any significant impacts related to hazardous materials, including storage, transport, use, and disposal; airport safety; evacuation planning and routes; and wildland fire hazards.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standard or waste discharge requirement?	<input type="checkbox"/>	<input checked="" 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				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" 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 that 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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Construction of the proposed project has the potential to impact water quality by increasing erosion and transporting construction-related debris into downstream surface waters. For each project component – Math and Science Building, Wellness and Aquatic Complex, Performing Arts and Cultural Center Complex, parking structure, and security complex – a Storm Water Pollution Prevention Plan (SWPPP) will be required. The SWPPP will outline the project site hydrology and the Best Management Practices (BMPs) that would be implemented during construction activities to ensure runoff quantities and water quality are maintained. Possible construction BMPs would include, but would not be limited to, the following: limiting access routes and stabilizing construction access points; staking/marketing construction limits; watering or covering stockpiled soils; berming around stockpile/storage areas to prevent contact with runoff; performing vehicle and equipment maintenance/repair and washing offsite, or in designated and controlled areas onsite; and sweeping up spilled dry materials

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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(cement, fertilizers, etc.) immediately. Measures to mitigate and reduce potential impacts to less than significant have been included in *Section V. Mitigation Monitoring and Reporting Program* of this MND.

The replacement of the vacant Corner Lot with buildings, hardscape/landscape plazas, and parking structures, as well as the change in topography resultant from the demolition of the existing performing arts center, gymnasium and pool area, could result in a potential impact to water quality by increasing impervious surfaces and manufactured slopes during rain events. Post-construction BMPs for the parking areas and impervious surface construction, as well as the altered topography in and around the stadium improvements, have been added to the project as a mitigation measure to maintain downstream water quality in accordance with the NPDES General Permits.

While none of the components of the proposed project propose the use of groundwater, the Preliminary Geotechnical Report, prepared for the 2011 SWC Corner Lot project by Construction Testing & Engineering, Inc. (October 2010), identifies areas of high groundwater within the Corner Lot project area (Appendix C of this Initial Study). Groundwater diverting, dewatering, and/or soil stabilization will likely be necessary during construction; however, the effects of these techniques would not contribute to depleting groundwater supplies or impact groundwater recharge areas.

There are no floodplains identified within the Southwestern College campus, and as such the proposed project would not result in the impedence or redirection of high water flows (e.g., 100-year flood hazard), or exposure of persons to loss, injury or death from the failure of a levee or dam.

With regard to the potential for inundation by seiche, tsunami, or mudflow, the potential in the San Diego County coastal area for "100-year" and "500-year" tsunami waves is approximately five and eight feet, or less. According to the Preliminary Geotechnical Report, this suggests that there is a negligible probability of a tsunami reaching the site owing to the lowest elevation of the area to be developed, approximately 439 feet above msl, and its distance from the ocean. In addition, oscillatory waves (seiches) are considered unlikely due to the absence of upgradient, large adjacent bodies of water.

For reasons detailed above, the project will result in less than significant impacts with mitigation incorporated related to water quality and alteration of existing drainage patterns, and would result in less than significant impacts related to groundwater. The proposed project would not result in impacts related to flooding or inundation by surface water or sedimentation flow.

X. LAND USE AND PLANNING. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed project involves the development of new modern facilities within the existing Southwestern College campus, including the undeveloped Corner Lot located in the northeast corner of the campus. The construction of the proposed buildings would occur in a manner that would not physically divide the community, but rather will provide a linkage and entry to the campus at the corner of East H Street and Otay Lakes Road, enhancing the integration of the College with the existing adjacent commercial and residential development.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The entire campus is zoned PC (Planned Community) under the local jurisdictional zoning and General Plan (City of Chula Vista); however, land use authority for Community College Districts is with the District under California law, and underlying city/county zoning does not apply.

As discussed under the Initial Study Checklist, Section IV. Biological Resources, the City of Chula Vista's Multiple Species Conservation Plan (MSCP) Subarea Plan (MSCP, 1996), which is the habitat conservation plan for the City under the state Natural Community Conservation Planning (NCCP) Act, identifies the Southwestern College campus as Developed.

Therefore, the proposed project will not result in any impacts related to Land Use and Planning, nor conflict with any applicable conservation plans, for the reasons detailed above.

XI. MINERAL RESOURCES. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of future value to the region and 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"/> |

Based on maps published by the Department of Mines and Geology, the proposed project site is not located within the MRZ-2 mineral land classification, which is associated with areas where significant mineral deposits are present or where there is a high likelihood for their presence (California Division of Mines and Geology, 1983). Furthermore, according to the Preliminary Geotechnical Report (October 2010), the undeveloped Corner Lot is underlain by undocumented fill, as well as alluvium/colluvium materials. There are no known mineral resources within the project site. Therefore, there would be no impact to mineral resources from the proposed project.

XII. NOISE. Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The following information is summarized from the Noise Study prepared by Ldn Consulting, Inc. (Ldn), dated October 2, 2015. This report is provided as Appendix F of this Initial Study.

Construction Noise:

For this project, the Southwestern Community College District is relying on the decibel noise limits of the City of Chula Vista noise ordinance (which are similar to noise limits for many jurisdictions statewide) for the establishment of CEQA significance thresholds for noise impacts. However, construction activities are exempt from the exterior noise standards in the City of Chula Vista noise ordinance. Typical noise levels associated with construction activities range from approximately 65 dBA to 95 dBA at 50 feet from the source. Construction noise would be audible to surrounding uses and visitors in the vicinity of the project site, including students. However, this noise increase is temporary and limited only to typical work hours from 7AM to 10PM Monday through Friday, and 8AM to 10PM Saturday and Sunday. The nearest residential receptors are located far enough away from the proposed project's construction sites that they would not be impacted.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operational Noise:

Noise associated with the operations of the new facility would be substantially lower than the construction noise, consistent with the existing uses on-site, and would not generate noise levels in excess of any established standards. Operational noise would include rooftop mounted mechanical ventilation (HVAC) units on the buildings, and outdoor pool activity noise.

Assuming simultaneous operation of all HVAC units, the HVAC noise levels are estimated to reach a cumulative noise level of 40 dBA at the nearest property line. This estimate includes a decibel reduction that would result from the design of proposed rooftop parapet walls that would shield the HVAC units both visually and acoustically. In addition to HVAC noise, the proposed project includes construction of three new outdoor pools at the Wellness and Aquatic Complex. Operational pool activity levels are estimated to reach a noise level of 43 dBA at the nearest property line.

As summarized in Table 3-1 of the Noise Report, the City of Chula Vista Exterior Noise Limits vary according to the receiving land use category (e.g. residential, commercial, industrial), the time of day, and the day of the week. The lowest of these noise limits is for single-family residential use, which has a daytime noise limit of 55 dBA and nighttime noise limit of 45 dBA. Because the proposed project's estimated operational noise levels of 40 dBA for HVAC and 43 dBA for pool activity do not exceed the Chula Vista residential noise threshold used by Southwestern Community College District as a CEQA significance threshold, the proposed project's operational noise impacts are considered to be a less than significant impact.

Overall, the proposed project would not expose persons to or generate noise levels in excess of construction and operational standards, and a less than significant impact is identified for this issue area.

- b) Exposure of persons to or generation of excessive groundborne vibrations or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Operational activities associated with the proposed project would not generate excessive groundborne vibrations. Demolition and construction of the various components of the proposed project would result in a temporary, short-term increase in groundborne vibrations from the use of heavy construction equipment. However, as part of the contractor specifications, construction activities would comply with the City of Chula Vista's noise ordinance to minimize vibration impacts. Therefore, groundborne vibration is not expected to be excessive, and a less than significant impact is identified for this issue area.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Existing ambient noise at the project site was found to be between 61-67 dBA Leq, as measured at the Corner Lot near East H Street and Otay Lakes Road, near the proposed location of the Wellness and Aquatic Complex. The majority of this ambient noise level is a product of vehicle traffic at the intersection. With the additional traffic associated with the proposed project, by the year 2030 ambient noise is estimated to increase to 72 dBA CNEL at the building façade of the Wellness and Aquatic Complex. This worst-case noise level is compatible with the City of Chula Vista's General Plan for commercial developments and athletic uses, and no impacts are anticipated and no mitigation is required. Therefore, the proposed project is not anticipated to result in a substantial increase in ambient noise levels in the project vicinity above levels existing without the project, and a less than significant impact is identified for this issue area.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Please see XII a) above. As discussed above, the proposed project would not generate substantial noise emissions during construction or operation. Therefore, a less than significant impact is identified for this issue area.

- 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"/>
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The proposed project is not located within an airport land use plan, or within two miles of a public airport or public use airport. Therefore, no impact is identified for this issue area.

- 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"/>
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There are no private airstrips within the vicinity of the project site. Therefore, no impact is identified for this issue area.

XIII. POPULATION AND HOUSING. Would the project?

- a) Induce substantial population growth in an area either directly or indirectly (for example, by proposing new homes and businesses) or indirectly (for example through extension of roads or other infrastructure?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- 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"/>
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- 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"/>
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The proposed project involves the demolition of existing structures and facilities and the construction of new buildings to support existing uses onsite. The project is intended to accommodate the existing student population onsite, in buildings more in line with state standards for education and learning centers. Although the Wellness and Aquatic Center would be open to the general public as well as Southwestern College students and staff, it is not anticipated to induce substantial population growth in the area, only serve the existing population. No new roads or offsite infrastructure is proposed as part of the proposed project. The project would not induce growth in the area, nor would it displace any housing or persons. Therefore, the project would not result in impacts associated with population and housing.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES. 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:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is located in an urbanized area with available and adequate public services. As detailed in the project description, the project involves the construction of new buildings to provide for more appropriate sized and modernized facilities to support existing on-campus uses. The new buildings have been designed to connect to existing utilities that serve the campus. Therefore, impacts to public services are less than significant.

XV. RECREATION.

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 checked="" type="checkbox"/>	<input type="checkbox"/>

The Wellness and Aquatic Complex would consist of a three-level, 80,795 SF athletics facility featuring a gymnasium, fitness/weight/cardio room, dance studio, physical training room and laboratory, team and individual locker rooms, multipurpose classrooms, group exercise rooms, three outdoor swimming pools, a lobby/café area, day care room, restrooms, and administrative offices. The Wellness and Aquatic Complex would be operated by a for-profit third party on a monthly fee basis and would be available for use to Southwestern College students and staff, as well as the general public.

Because the proposed project would be introducing new recreational opportunities to the community, it would not negatively impact any existing campus or community recreation facility, including neighborhood or regional parkland, ball fields, or pathways; nor would the proposed project result in an increase in use or demand on other facilities that would result in a substantial deterioration of those facilities. While the project does include new recreational facilities, the construction and operation of those facilities, with the appropriate mitigation as documented in this MND, would not result in an adverse physical effect on the environment.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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For the reasons listed above, the proposed project would have a less than significant impact related to recreational uses and facilities.

XVI. TRANSPORTATION/TRAFFIC. Would the project

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 freeway, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The following information is summarized from the Traffic Impact Analysis prepared by KOA, dated April 29, 2015. This report is provided as Appendix G of this Initial Study.

Existing Traffic Conditions

The following intersections were analyzed:

- 1) H Street / Paseo Ranchero
- 2) H Street / Buena Vista Way
- 3) H Street / SWC North Entrance
- 4) Otay Lakes Rd / East H Street
- 5) H Street & BHS Entrance
- 6) H Street & Auburn Ave
- 7) Otay Lakes Rd / Ridgeback Rd – Canyon Dr
- 8) Otay Lakes Rd / High School Dwy
- 9) Otay Lakes Rd / Elmhurst St – College Dwy
- 10) Otay Lakes Rd / Gotham St – College Dwy
- 11) Otay Lakes Rd / Apache Dr
- 12) Otay Lakes Rd / Telegraph Canyon Rd

The following roadway segments were analyzed:

- 1) H Street: West of Paseo Rancho
- 2) H Street: Buena Vista Way to Otay Lakes Road
- 3) H Street: Otay Lakes Road to Auburn Avenue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4) Otay Lakes Road: Canyon Drive to H Street				
5) Otay Lakes Road: H Street to Elmhurst Street				
6) Otay Lakes Road: Elmhurst Street to Gotham Street				
7) Otay Lakes Road: Gotham Street to Apache Drive				
8) Otay Lakes Road: Apache Drive to Telegraph Canyon Road				
9) Otay Lakes Road: South of Telegraph Canyon Road				
10) Telegraph Canyon Road: West of Otay Lakes Road				
11) Telegraph Canyon Road: East of Otay Lakes Road				

Under existing conditions, all of the study intersections and roadway segments were calculated to operate at level of service (LOS) C or better, with the exception of the H Street & Paseo Ranchero intersection at AM peak hour, which was classified LOS D.

Existing with Project Conditions

The existing with project conditions scenario accounts for the addition of project traffic based on existing conditions. Under existing with project conditions, there would be no significant decrease in intersection or roadway segment LOS compared to the existing without project conditions.

Cumulative without Project Conditions

Under Cumulative (opening day of proposed project) without project conditions, all of the study intersections and roadway segments were calculated to operate at LOS C or better, with the exception of the H Street & Paseo Ranchero intersection at AM peak hour and the Otay Lakes Road & Telegraph Canyon Road intersection at PM peak hour, which were both calculated to operate at LOS D.

Cumulative with Project Conditions

Under Cumulative with project conditions, all of the study intersections and roadway segments were calculated to operate at LOS C or better, with the exception of the H Street & Paseo Ranchero intersection at AM peak hour, the Otay Lakes Road & East H Street intersection at AM peak hour, and the Otay Lakes Road & Telegraph Canyon Road intersection at PM peak hour, which were all classified LOS D. There would be no significant decrease in intersection or roadway segment LOS compared to cumulative without project conditions because LOS D is an acceptable LOS.

Long-Term (Year 2030) without Project Conditions

Under Long-Term (Year 2030) without project conditions, all of the study intersections and roadway segments were calculated to operate at LOS C or better, with the exception of the H Street & Paseo Ranchero intersection at AM peak hour, the H Street & SWC North Entrance intersection at AM peak hour, the Otay Lakes Road & East H Street intersection at AM peak hour, the Otay Lakes Road & Telegraph Canyon Road intersection at AM peak hour, the H Street & Paseo Rancho intersection at PM peak hour, the Otay Lakes Road & Telegraph Canyon Road intersection at PM peak hour, and the H Street roadway segment west of Paseo Rancho, which were all classified LOS D.

Long-Term (Year 2030) with Project Conditions

Under Long-Term (Year 2030) with project conditions, all of the study intersections and roadway segments were calculated to operate at LOS C or better, with the exception of the H Street & Paseo Ranchero intersection at AM peak hour, the H Street & SWC North Entrance intersection at AM peak hour, the Otay Lakes Road & East H Street intersection at AM peak hour, the Otay Lakes Road & Telegraph Canyon Road intersection at AM peak hour, the H Street & Paseo Rancho intersection at PM

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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peak hour, the Otay Lakes Road & Telegraph Canyon Road intersection at PM peak hour, and the H Street roadway segment west of Paseo Rancho, which were all classified LOS D. There would be no significant decrease in intersection or roadway segment LOS compared to the Long-Term without project conditions because LOS D is an acceptable LOS.

Parking

According to the KOA traffic and parking lot occupancy study, implementation of the proposed project is expected to increase parking demand by 105 spaces, based on a rate of 5.9 spaces per 1,000 SF for the 17,834 SF of the Wellness and Aquatic Center facility that will be available to the public. Currently, there are 3,965 available parking spaces on the Southwestern College campus, and the greatest demand for parking spaces occurs during the 9-10 AM hour, when there are 2,364 spaces occupied and 1,601 spaces available (60% full). Therefore, because implementation of the proposed project would only consume an additional 105 of the 1,601 spaces available during the 9-10 AM hour, the campus would have sufficient parking capacity to accommodate the proposed project.

Conclusions

Based on the traffic analysis prepared for the proposed project, the addition of the proposed project traffic would not result in any traffic impacts to any of the study area intersections and roadway segments under the existing, existing with project, Cumulative, Cumulative with project, Long-Term, or Long-Term with project conditions. Additionally, the proposed project would not conflict with or require a need for additional mass transit and/or non-motorized travel other than what currently exists in the area surrounding the project site. As such, a less than significant impact is identified for this issue area.

- 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?

☐
☐
☐
☒

The proposed project does not include air transportation. Therefore, no impact is identified for this issue area.

- d) Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐
☐
☐
☒

The existing circulation network would not change with the implementation of the proposed project. The proposed project would not alter any existing public roadways, nor will it result in the introduction of incompatible uses. The proposed project would not result in substantial increase in hazards due to design features or incompatible uses. Therefore, no impact is identified for this issue area.

- e) Result in inadequate emergency access?

☐
☐
☐
☒

The proposed project would not reduce emergency access to the site. The project would be designed to include adequate emergency access pursuant to the California Code of Regulations and Education Code. Emergency access to the campus would be maintained during project construction. Therefore, no impact is identified for this issue area.

- 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?

☐
☐
☐
☒

The campus has existing connections to bus and bike routes that would not be impacted by the proposed project. The proposed project would not conflict with any adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities, or otherwise decrease the performance or safety of such facilities. Therefore, no impact is identified for this issue area.

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal need?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As detailed in the Project Description, the proposed project will not result in an increase in student population or intensity of use on the Southwestern College campus. The project site is located in an urbanized area with available and adequate services, and the proposed new buildings have been designed to connect to existing utilities that serve the site. The construction of all proposed project components will meet or exceed RWQCB requirements. No new or expanded water or wastewater facilities would be required to be constructed as a result of the development of the project.

The development of the proposed project would require the construction of new drainage improvements to tie into the existing storm water facilities onsite and within the adjacent roadways. Proposed improvements include underground stormwater storage and bioretention basins. The Math and Science Building and Wellness and Aquatic Complex will also both feature a rainwater collection cistern to recycle water for irrigation. These improvements are not anticipated to cause significant environmental effects.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would not result in an increase in water demand due to the fact that the proposed project does not involve the expansion or intensity of the existing campus uses and population. To ensure that landscaping associated with the proposed development would not result in an increase in water usage, the plant palette for this area has been developed to use native and/or drought tolerant vegetation and the project has been designed to connect to existing reclaimed pipelines located along the campus perimeter.

Implementation of the project will generate solid waste. There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs. With the implementation and construction of the proposed project, Southwestern College (or an authorized representative/contractor) will be required to contract with a certified commercial waste hauler for the collection and disposal of project-related non-recyclable solid waste in accordance with Federal, State and local regulations.

Based on the reasons detailed above, the proposed project will not result in an impact on utilities and service systems, including water, wastewater, storm water drainage, and solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

- 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?

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Per the instructions for evaluating environmental impacts in this Initial Study, 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 were considered in the response to each question in sections IV (Biological Resources) and V (Cultural Resources) of this form. In addition to project specific impacts, this evaluation considered the project's potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project, particularly cultural resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes, for cultural resources mitigation, the retention of qualified archaeological and paleontological monitors to be present on-site fulltime during grading to ensure any uncovered resources are analyzed and reported appropriately. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- 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.)

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in Sections I through XVIII of this form. In addition to project direct impacts, this evaluation considered the project's potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

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In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in Sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX. Hydrology and Water Quality, XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to geology and soils, and hydrology and water quality. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes, for both geology and soils, as well as hydrology and water quality, the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and associated construction and post-construction Best Management Practices (BMPs) to reduce soil instability, and control and maintain downstream water quality. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined to not meet this Mandatory Finding of Significance.

References:

Lead agencies are encouraged to incorporate into the Higher Education Center list 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. See the sample question below. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

California Department of Conservation, Division of Land Resource Protection, 2013. Farmland Mapping and Monitoring Program, 2013.

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California Environmental Protection Agency, 2015. Cal/EPA "Cortese" List: Data Resources. Available online at <http://www.calepa.ca.gov/sitecleanup/corteseList> visited on February 20, 2015.

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Construction Testing & Engineering, Inc. *Preliminary Geotechnical Investigation for the Proposed Corner Lot*. October 2010.

Deméré, Thomas A. and Walsh, Stephen L., 1993. Paleontological Resources County of San Diego, California. Department of Paleontology San Diego Natural History Museum.

KOA Corporation, 2015. Southwestern Community College Wellness Center Traffic Impact Study. April 29, 2015.

Ldn Consulting, Inc., 2015. Air Quality Assessment, Southwestern College Corner Lot Project. October 7, 2015.

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U.S. EPA, 2011. National Priorities List (NPL) Sites in the United States. Available on-line at www.epa.gov/superfund/sites/npl/index.htm

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MITIGATION MONITORING AND REPORTING PROGRAM

Southwestern Community College District

Southwestern College Whole Site Modernization Project

State Clearinghouse No. 2015101081

The Southwestern Community College District (District) will adopt this Mitigation Monitoring and Reporting Program (MMRP) in accordance with Public Resources Code (PRC) Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of the MMRP is to ensure that the Southwestern College Whole Site Modernization Project, which is the subject of the Mitigated Negative Declaration (MND), complies with all applicable environmental mitigation requirements. Mitigation measures for the project will be adopted by the Southwestern Community College District, in conjunction with the adoption of the MND. Those mitigation measures have been integrated into this MMRP. Within this document, approved mitigation measures are organized and referenced by subject category and include those for: Cultural Resources (C1-C13); Geology and Soils (G1-G2); Greenhouse Gas Emissions (GHG1-GHG4); and, Hydrology and Water Quality (H1). Each of these measures has a numerical reference. Specific mitigation measures are identified, as well as the method and timing of verification and the responsible party that will ensure that each action is implemented.

Public Resources Code Section 21081.6 requires the Lead Agency, for each project that is subject to the California Environmental Quality Act (CEQA), to monitor performance of the mitigation measures included in any environmental document to ensure that implementation does, in fact, take place. The District is the designated lead agency for the MMRP and is responsible for review of all monitoring reports, enforcement actions, and document disposition. The District will rely on information provided by the monitor as accurate and up to date and will field check mitigation measure status as required.

A record of the MMRP will be maintained at the Southwestern Community College District, Facilities, Operations, and Planning, 900 Otay Lakes Road, Suite 1651, Chula Vista, CA 91910. All mitigation measures contained in the MND shall be made conditions of the project as may be further described below.

**SOUTHWESTERN COLLEGE WHOLE SITE MODERNIZATION PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST**

MM No.	Mitigation Measure	Timing of Verification	Responsible Person	Date of Completion/ Initials
C-1	Prior to any ground disturbing activities, the grading contractor shall retain a qualified archaeologist and/or archaeological monitor.	Prior to Construction	Southwestern Community College District	Date/Initials: _____
C-2	All persons involved in the archaeological monitoring for the proposed project shall be approved by Southwestern Community College District at least 30 days prior to the preconstruction/pregrading meeting.	Prior to Construction	Southwestern Community College District	Date/Initials: _____
C-3	The qualified archaeologist shall attend any pre-construction/pre-grading meetings to consult with the grading contractor for the proposed project. The archaeologist's duties shall include monitoring, salvaging, preparation of collected materials for storage, and preparation of a monitoring results report.	Prior to Construction	Southwestern Community College District	Date/Initials: _____
C-4	The qualified archaeologist or archaeological monitor shall be present on-site fulltime during grading. If archaeological features are encountered, the archaeologist shall request the project contractor to divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow evaluation of potentially significant historical resources. The archaeologist shall contact Southwestern Community College District at the time of discovery. Southwestern Community College District shall concur with the salvaging methods before construction activities are allowed to resume.	During Grading	Southwestern Community College District	Date/Initials: _____
C-5	All archaeological resources collected shall be cleaned, cataloged and permanently curated with an appropriate institution (i.e., San Diego Archaeological Center). All artifacts shall be analyzed to identify function and chronology as they relate to the history of the area. Additionally, any sites and/or features encountered during the monitoring program shall be recorded and submitted to the South Coastal Information Center at San Diego State University and the San Diego Museum of Man with the final monitoring results report.	Upon Discovery of Resource / Prior to Final Monitoring Results Report	Southwestern Community College District	Date/Initials: _____

Mitigation Monitoring and Reporting Program

MM No.	Mitigation Measure	Timing of Verification	Responsible Person	Date of Completion/ Initials
C-6	The qualified archaeologist shall be responsible for the preparation of a monitoring results report with appropriate graphics summarizing the results (even if negative), analysis and conclusions of the above program for each project of the Southwestern College Modernization Project. The report shall be submitted to Southwestern Community College District within three months following the termination of the monitoring program.	Within Three Months Following Termination of Monitoring Program	Southwestern Community College District	Date/Initials: _____
C-7	Prior to any grading activities, the grading contractor shall retain a qualified paleontologist to implement a monitoring program for the proposed project. A qualified paleontologist is defined as an individual with a PhD or MS degree in paleontology or geology who is recognized as an expert in the application of paleontological procedures and techniques. A paleontological monitor may be retained to perform the on-site monitoring for the proposed project in place of the qualified paleontologist. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the supervision of a qualified paleontologist. The requirement for monitoring shall be noted on grading plans.	Prior to Construction	Southwestern Community College District	Date/Initials: _____
C-8	All persons involved in the paleontological monitoring for the proposed project shall be approved by Southwestern Community College District at least 30 days prior to the preconstruction/pregrading meeting.	Prior to Construction	Southwestern Community College District	Date/Initials: _____
C-9	The qualified paleontologist or paleontological monitor shall attend any preconstruction/pregrading meetings to consult with the grading contractor for the proposed project. The paleontologist's duties shall include monitoring, salvaging, preparation of collected materials for storage, and preparation of a monitoring results report.	Prior to Construction	Southwestern Community College District	Date/Initials: _____
C-10	The paleontologist or paleontological monitor shall be on-site full-time during excavation into previously undisturbed formations for the proposed project. The monitoring time may be decreased at the discretion of the paleontologist in consultation with Southwestern Community College District, depending on the rate of excavation, the materials excavated, and the abundance of fossils.	During Grading	Southwestern Community College District	Date/Initials: _____

MM No.	Mitigation Measure	Timing of Verification	Responsible Person	Date of Completion/ Initials
C-11	If fossils are encountered, the paleontologist shall have the authority to divert or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The paleontologist shall contact Southwestern Community College District at the time of discovery. Southwestern Community College District shall concur with the salvaging methods before construction activities are allowed to resume.	During Grading	Southwestern Community College District	Date/Initials: _____
C-12	Fossil remains shall be cleaned, sorted, repaired, catalogued, and then (with Southwestern Community College District's permission) stored in a local scientific institution that houses paleontological collections. The qualified paleontologist shall be responsible for preparation of fossils to a point of identification as defined by standard professional practice, and submittal of a letter of acceptance from a local qualified curation facility. The paleontologist shall record any discovered fossil sites at the San Diego Natural History Museum.	Upon Discovery of Resource	Southwestern Community College District	Date/Initials: _____
C-13	The qualified paleontologist shall be responsible for the preparation of a monitoring results report with appropriate graphics summarizing the results (even if negative), analysis and conclusions of the above program for the practice field relocation. The report shall be submitted to Southwestern Community College District within three months following the termination of the monitoring program.	Within Three Months Following Termination of Monitoring Program	Southwestern Community College District	Date/Initials: _____
G-1	<p>Prior to any grading activities, the grading contractor shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) for the proposed project. The SWPPP shall identify Best Management Practices (BMPs) to control erosion and maintain downstream surface water quality during and after construction consistent with the State National Pollution Discharge Elimination System (NPDES) General Construction Activity Permit, the San Diego Urban Runoff Municipal Permit and Regional Water Quality Control Board (RWQCB) standards. Construction and post-construction BMPs shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Limit construction access routes and stabilize access points. • Stabilize denuded areas with seeding, mulching or other methods. • Stake/mark construction limits. • Designate specific areas of the site, away from storm drains inlets, for the storage, preparation and disposal of construction materials, chemical products and waste; 	Various	Southwestern Community College District	Date/Initials: _____

MM No.	Mitigation Measure	Timing of Verification	Responsible Person	Date of Completion/ Initials
	<p>for auto and equipment parking; and for routine vehicle and equipment maintenance.</p> <ul style="list-style-type: none"> • Store stockpiled materials and wastes under a roof or plastic sheeting. • Berm around stockpile/storage areas to prevent contact with runoff. • Perform major maintenance, repair and vehicle and equipment washing off-site, or in designated and controlled areas on-site • Sweep up spilled dry construction materials (cement, fertilizer, etc.) immediately; do not use water to wash them away. • Clean up liquid spills on paved or impermeable surfaces using "dry" clean-up methods (e.g., absorbent materials, cat litter, rags) and dispose of clean-up materials properly. • Incorporate runoff collection and treatment systems, such as filter strips, inlet filters (e.g., fossil filters), infiltration trenches or other means to treat runoff, prior to its release into the City of San Diego storm drain system. • Low Impact Development (LID) BMPs should be included into site design to re-establish natural hydrologic patterns. Such LID BMPs may include, but are not limited to, flow-through planters with subdrains to address subsurface water issues; redirection of runoff and drainage to vegetated areas and swales; and use of pervious pavers to provide water quality treatment and collection of runoff during low intensity storm events. 			
G-2	Utilize deep drilled pier or caisson foundations beneath significant portions of the proposed improvements, rammed aggregate piers for ground modification beneath proposed improvements and associated fill areas, or equivalent geotechnical design.	Prior to Construction	Southwestern Community College District	Date/Initials: _____
GHG-1	The proposed project will comply with Cal Green Standards by designing the facilities to achieve a 20% efficiency goal over Title 24 2008.	Prior to Construction	Southwestern Community College District	Date/Initials: _____
GHG-2	The project will reduce water consumption by installing WaterSense showerheads, toilets and faucets. WaterSense is an EPA label identifying water-efficient fixtures as defined by the US Environmental Protection Agency.	Prior to Construction	Southwestern Community College District	Date/Initials: _____

MM No.	Mitigation Measure	Timing of Verification	Responsible Person	Date of Completion/ Initials
GHG-3	The design will incorporate shade trees to provide up to 50% shade coverage for paved areas.	Prior to Construction	Southwestern Community College District	Date/Initials: _____
GHG-4	Institute Solid Waste Recycling and Composting (Divert 75% of Solid Waste).	Prior to Construction	Southwestern Community College District	Date/Initials: _____
H-1	Prior to any grading activities, the grading contractor shall prepare and implement a SWPPP for the proposed project. The SWPPP shall identify BMPs to control erosion and maintain downstream surface water quality during and after construction, consistent with the State NPDES General Construction Activity Permit, the San Diego Urban Runoff Municipal Permit, and RWQCB standards. BMP's shall include, but not be limited to, stormwater interceptors to avoid the discharge of pollutants into the storm drains; LID BMPs to redirect runoff into vegetated planters, swales, and pervious pavers; and provision of fossil filters on all curb inlets.	Prior to Grading	Southwestern Community College District	Date/Initials: _____