

Final Mitigated Negative Declaration

for

Southwestern College Modernization Project – Corner Lot, DeVore Fieldhouse and Athletic Field Improvements, and Central Plant



Prepared for



Southwestern College

Prepared by



BRG Consulting, Inc

January 2011

MITIGATION MONITORING AND REPORTING PROGRAM

Southwestern Community College District

Modernization Project – Corner Lot, DeVore Fieldhouse and Athletic Field Improvement, and Central Plant

State Clearinghouse No. 201012012

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 Modernization Project – Corner Lot, DeVore Fieldhouse and Athletic Field Improvement, and Central Plant, 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: (1) air quality; (2) biological resources; (3) cultural and paleontological resources; (4) geology and soils; and, (5) hydrology/Water Quality. 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 Mitigation Monitoring and Reporting Program 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 Mitigation Monitoring and Reporting Program 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 Mitigated Negative Declaration shall be made conditions of the project as may be further described below.

**SOUTHWESTERN COLLEGE MODERNIZATION PROJECT –
CORNER LOT, DEVORE FIELDHOUSE AND ATHLETIC FIELD IMPROVEMENTS, AND CENTRAL PLANT
MITIGATION, MONITORING, AND REPORTING PROGRAM CHECKLIST**

MM No.	Mitigation Measure	Timing of Verification	Responsible Person	Date of Completion/ Initials
AQ1	<p>Dust control during construction and grading operations shall be regulated in accordance with the rules of the San Diego Air Pollution Control District (APCD). The following measures shall be included on grading plans:</p> <ul style="list-style-type: none"> All unpaved construction areas shall be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions. Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible. Trucks hauling dirt and debris shall be covered to reduce windblown dust and spills. On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather. On-site stockpiles of excavated material shall be covered or watered. 	Prior to Grading	Southwestern Community College District	Date/Initials: _____
Bio1	<p>The removal of potential nesting vegetation supporting migratory birds shall be avoided, to the maximum extent feasible, during the avian nesting season (February 1 to August 31). If vegetation removal must occur during the breeding season, a qualified biologist shall conduct a migratory nesting bird survey to ensure that vegetation removal would not impact any active nests. Surveys shall be conducted no more than three days prior to vegetation removal. If active nests are identified during the surveys, the nesting vegetation shall be avoided until the nesting event has completed and the juveniles can survive independently from the nest. The biologist shall flag the nesting vegetation and establish an adequate buffer around the nesting vegetation. The qualified biologist, in consultation with CDFG, will determine if removal of potential nesting vegetation is avoided to the maximum extent feasible. Clearing/grading shall not occur within the buffer until the nesting event has been completed.</p>	Prior to removal of existing ornamental trees (landscaping)	Southwestern Community College District	Date/Initials: _____

MM No.	Mitigation Measure	Timing of Verification	Responsible Person	Date of Completion/ Initials
Cult1	<p>A. Prior to any ground disturbing activities, the grading contractor shall retain a qualified archaeologist and/or archaeological monitor.</p> <p>B. 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.</p> <p>C. 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:</p> <p>D. 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.</p> <p>E. 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 of San Diego State University and the San Diego Museum of Man with the final monitoring results report.</p> <p>F. 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.</p>	Various	Southwestern Community College District	Date/Initials:

MM No.	Mitigation Measure	Timing of Verification	Responsible Person	Date of Completion/ Initials
Paleo1	<p>A. 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.</p> <p>B. 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.</p> <p>C. 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.</p> <p>D. 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.</p> <p>E. 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.</p> <p>F. 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</p>		Southwestern Community College District	Date/Initials: _____

MM No.	Mitigation Measure	Timing of Verification	Responsible Person	Date of Completion/Initials
	<p>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.</p> <p>G. 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.</p>			
G/S1	<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; 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. 	Prior to Grading	Southwestern Community College District	Date/Initials: _____

MM No.	Mitigation Measure	Timing of Verification	Responsible Person	Date of Completion/ Initials
	<ul style="list-style-type: none"> 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. 			
H/WQ1	<p>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. BMPs 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.</p>	Prior to Grading	Southwestern Community College District	Date/Initials: _____

Final Mitigated Negative Declaration

SUBJECT: Southwestern College Modernization Project – Corner Lot, DeVore Fieldhouse and Athletic Field Improvements, and Central Plant

State Clearinghouse No. 2010121012

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 Modernization Project – Corner Lot, DeVore Fieldhouse and Athletic Field Improvements, and Central Plant, and determined that the proposed project could have a significant environmental effect in the following areas: **Air Quality, Biological Resources, Cultural and Paleontological Resources, Geology/Soils, and Hydrology/Water Quality**. Future development of the any of the components of the Southwestern College Modernization 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 Southwestern College Modernization 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 Air Quality, Biological Resources, Cultural and Paleontological Resources, Geology/Soils, and Hydrology/Water Quality to below a level of significance:

Air Quality

Dust control during construction and grading operations shall be regulated in accordance with the rules of the San Diego Air Pollution Control District (APCD). The following measures shall be included on grading plans:

- All unpaved construction areas shall be sprinkled with water or other acceptable San Diego APCD dust control agents during dust-generating activities to reduce dust emissions. Additional watering or acceptable APCD dust control agents shall be applied during dry weather or windy days until dust emissions are not visible.
- Trucks hauling dirt and debris shall be covered to reduce windblown dust and spills.
- On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
- On-site stockpiles of excavated material shall be covered or watered.

Biological Resources

The removal of potential nesting vegetation supporting migratory birds shall be avoided, to the maximum extent feasible, during the avian nesting season (February 1 to August 31). If vegetation removal must occur during the breeding season, a qualified biologist shall conduct a migratory nesting bird survey to ensure that vegetation removal would not impact any active nests. Surveys shall be conducted no more than three days prior to vegetation removal. If active nests are identified during the surveys, the nesting vegetation shall be avoided until the nesting event has completed and the juveniles can survive independently from the nest. The biologist shall flag the nesting vegetation and establish an adequate buffer around the nesting vegetation. The qualified biologist, in consultation with CDFG, will determine if removal of potential nesting vegetation is avoided to the maximum extent feasible. Clearing/grading shall not occur within the buffer until the nesting event has been completed.

Cultural Resources

- A. Prior to any ground disturbing activities, the grading contractor shall retain a qualified archaeologist and/or archaeological monitor.
- B. 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. 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.
- D. 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 paleontologist/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.
- E. All archaeological resources collected shall be cleaned, cataloged and permanently curated with an appropriate institution (i.e., San Diego Archaeological Society 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.
- F. 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

- A. 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.
- B. 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. 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.
- D. 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.
- E. 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.
- F. 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.
- G. 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/Soils

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 to 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.

Hydrology/Water Quality

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:

The Draft MND, Initial Study, and supporting documents were submitted to Federal, state, and local agencies, and other entities/organizations, for a 30-day public review period (December 6, 2010 to January 4, 2011). The documents were also made available for review at the Southwestern College campus.

Three comment letters were received. The letters and response to comments are attached to this document following the MND. Minor edits were made to the MND and a single change was made to the Initial Study Checklist. Specifically, the Mitigation Measure related to Cultural Resources was revised to correct a reference to a paleontologist (changed to archaeologist), as well as a correction to the reference to the "San Diego Archaeological Society Center". The description of parking proposed in the IS Checklist has been revised to reflect the appropriate ratio of four spaces per 1,000 square feet to account for the continued design of the parking areas.

The above changes do not result in a "substantial revision" to the MND, including any new, avoidable significant effects or mitigation measures, which would require recirculation under CEQA (Section 15073.5). The following is a list of the commenters and the date of the letter received.

INDEX OF COMMENT LETTERS

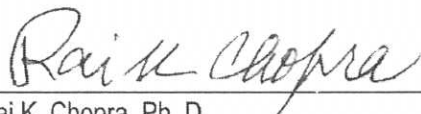
Comment Letter	Commenter	Date
A	California Office of Planning and Research, State Clearinghouse	1/5/11
B	San Diego County Archaeological Society	12/23/10
C	Department of Toxic Substances Control	1/3/11

Results of Public Review

- () No comments were received during the public input period.
- () Comments were received but did not address the Draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. Letters received are attached.
- (X) Comments addressing the findings of the Draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. Letters received and responses follow.

VII. CALIFORNIA ENVIRONMENTAL QUALITY ACT MITIGATED NEGATIVE DECLARATION FINDINGS:
This Mitigated Negative Declaration reflects the decision-making body's independent judgement 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 Final Mitigated Negative Declaration and any Initial Study material are available for review at: Southwestern College, 900 Otay Lakes Road, Suite 1651, Chula Vista, CA 91910.



Raj K. Chopra, Ph. D.
Superintendent/President
Southwestern Community College District

December 1, 2010

Date of Draft Report

Denise Whittaker
Interim Superintendent/President
Southwestern Community College District

Date of Final Report

DRAFT



ERRY BROWN
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

Comment Letter A



RESPONSE TO COMMENT FROM GOVERNOR'S OFFICE OF PLANNING AND RESEARCH, STATE CLEARINGHOUSE AND PLANNING UNIT, SIGNED BY SCOTT MORGAN, DIRECTOR, DATED JANUARY 5, 2011 (Comment Letter A)

Response to Comment A-1:

The attached letter received from the California State Clearinghouse documents the receipt of the MND for public review, project details as provided by the Notice of Completion, and the list of agencies that received the document from the State. According to this letter, no letters of comment were received by the State Clearinghouse on this project. No change to the Draft MND/IS is necessary.

January 5, 2011

Dr. Raj K. Chopra
Southwestern Community College District
900 Quay Lakes Road
Chula Vista, CA 91910-7299

Subject: Southwestern College Modernization Project - Corner Lot, Devorce Filedhouse & Athletic Improvements, Central Plant
SCH#: [REDACTED] 201012012

Dear Dr. Raj K. Chopra:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on January 4, 2011, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan

Scott Morgan
Director, State Clearinghouse

A-1

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

Resources Agency; Department of Fish and Game, Region 5; Office of Historic Preservation;
Department of Parks and Recreation; Department of Water Resources; California Highway Patrol;
Caltrans, District 11; Regional Water Quality Control Board, Region 9; Department of Toxic
Substances Control; Native American Heritage Commission; State Lands Commission

Reviewing
Agencies

Date Received 12/06/2010 Start of Review 12/06/2010 End of Review 01/04/2011

TOTAL

Document Details Report
Letter A Attachment

State Clearinghouse Data Base

SCH# 2010121012
Project Title Southwestern College Modernization Project - Corner Lot, Devorce Fieldhouse & Athletic
Lead Agency Improvements, Central Plant
Southwestern College

Type MND Mitigated Negative Declaration

Description The proposed Southwestern College Modernization Project is comprised of three specific projects:
Corner Lot; Devorce Fieldhouse and Athletic Field Improvements; and Central Plant. The Corner Lot will
provide for new buildings and associated parking to house the existing college administrative
functions, student support services, and bookstore within six buildings and approximately 107,000
assigned [net] square feet.
Improvement are also proposed to the Devorce Stadium, to modernize existing elements of the football
stadium and provide for ADA compliant access and facilities, including the press box and score board;
snack bars and restrooms; and installation of an elevator and ramps to access the stands and
field-level
The Central Plant will provide a system for heating/cooling of campus buildings, reducing the college's
long-term energy costs, as well as non-renewable energy and resource consumption.
Future extensions to existing campus buildings will be reviewed as funding is secured and the District
pursues design and renovation of these buildings.

Lead Agency Contact

Name Dr. Raj K. Chopra
Agency Southwestern Community College District
Phone (619) 482-0597
email
Address 900 Clay Lakes Road
City Chula Vista State CA Zip 91910-7299
Fax

Project Location

County San Diego
City Chula Vista
Region
Lat / Long 32° 38' 38.9" N / 110° 59' 55.0" W
Cross Streets Clay Lakes Rd and East H St
Parcel No. 842-02-028-00
Township 17S Range 1W Section 33 Base

Proximity to:

Highways No
Airports No
Railways No
Waterways Telegraph Canyon Creek
Schools Bonita Vista HS
Land Use Existing School - Community College; Residential (R-1) - City of Chula Vista; Public-Quasi Public - City
of Chula Vista

Project Issues

Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources;
Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals;
Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer
Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation;
Vegetation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects; Other Issues

Note: Blanks in data fields result from insufficient information provided by lead agency.

Note: Blanks in data fields result from insufficient information provided by lead agency.



Comment Letter B

San Diego County Archaeological Society, Inc.
Environmental Review Committee

23 December 2010

DEC 28 2010

To: Ms. Alyssa Muto, Project Manager
BRG Consulting, Inc.
304 Ivy Street
San Diego, California 92101

Subject: Draft Mitigated Negative Declaration
Southwestern College Modernization Project
Corner Lot, Devore Fieldhouse and Athletic Field Improvements, and Center Plant

Dear Ms. Muto:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the DMND and its Appendix B, We agree with the impact analysis and mitigation measures presented in the DMND. We would, however, request correction of cultural resources mitigation measure E to call for curation at the San Diego Archaeological Center, not Society.

Thank you for providing this DMND to us for our review and comment.

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: ASM Affiliates
SDCAS President
File

RESPONSE TO COMMENT FROM SAN DIEGO COUNTY ARCHAEOLOGICAL SOCIETY, INC., SIGNED BY JAMES W. ROYLE, JR., CHAIRPERSON, DATED DECEMBER 23, 2010 (Comment Letter B)

Response to Comment B-1

The District appreciates the San Diego County Archaeological Society's letter of concurrence with the proposed project mitigation. A change in the reference to the "San Diego Archaeological Society" to correct it to reflect "San Diego Archaeological Center" has been made in the Final MND.

B-1



Comment Letter C



Department of Toxic Substances Control

Linda S. Adams
Secretary for
Environmental Protection

Maziar Movassaghi
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor



JAN - 5 2011

January 3, 2011

Ms. Alyssa Muto, Project Manager
BRG Consulting, Inc.
304 Ivy Street
San Diego, California 92101
Alyssa@brginc.net

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
SOUTHWESTERN COLLEGE MODERNIZATION PROJECT (SCH# 2010121012), SAN
DIEGO COUNTY

Dear Ms. Muto:

The Department of Toxic Substances Control (DTSC) has received your submitted draft Initial Study (IS) and proposed draft Mitigated Negative Declaration (MND) for the above-mentioned project. The following project description is stated in your document: "The proposed Southwestern College Modernization Project is comprised of three specific projects: Corner Lot; Devore Fieldhouse and Athletic Field Improvements; and Central Plant. The proposed project involves the construction of new buildings to support existing uses and administrative functions onsite. Southwestern Community College is located at the southwest intersection of East H Street and Otay Lakes Road, within the jurisdictional boundaries of the City of Chula Vista; San Diego County. The proposed project is located in the northeast corner on the Southwestern Community College Chula Vista campus. 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".

Based on the review of the submitted document DTSC has the following comments:

- 1) The MND should evaluate whether conditions within the Project area may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:

C-1

RESPONSE TO COMMENT FROM DEPARTMENT OF TOXIC SUBSTANCES CONTROL,
SIGNED BY GREG HOLMES, UNIT CHIEF, DATED JANUARY 3, 2011 (Comment Letter C)

Response to Comment C-1:

Section VIII. Hazards and Hazardous Materials of the Draft MND/IS, includes analysis of the projects potential for impacts associated with hazards and hazardous materials. As referenced in this section, a Phase I Environmental Site Assessment was completed by ERM (November 2010). A review of applicable hazardous materials contamination databases was completed for the project. As noted in the response, the Southwestern College campus has two listings on the County of San Diego's Hazardous Materials Establishment and Site Assessment and Mitigation listings; however, County records indicate that the Hazardous Material Establishment file is up to date with no infractions and that the Site Assessment and Mitigation file has been closed. No change to the Draft MND/IS is necessary.

Comment Letter C

(cont'd.)

Ms. Alyssa Muto
January 3, 2011
Page 2

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
- Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
- Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
- GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
- Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
- The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).

2) The MND should identify the mechanism to initiate any required investigation and/or remediation for any site within the proposed Project area that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents.

3) Any environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found above regulatory standards should be clearly

C-1
(cont'd.)

Response to Comment C-2

As stated in the Draft MND/IS, and noted above in Response to Comment C-1, the proposed project is not anticipated to result in impacts related to the encountering or release of hazardous materials; and therefore, identification of any mechanism for initiating remediation is unnecessary. No change to the Draft MND/IS is required.

Response to Comment C-3:

As stated in the Draft MND/IS, and noted above in Response to Comment C-1, the proposed project is not anticipated to result in impacts related to the encountering or release of hazardous materials; and therefore, no environmental investigations, sampling or remediation under a Workplan for any component of the Southwestern College Modernization Project is anticipated. No change to the Draft MND/IS is required.

C-2

C-3

Comment Letter C

(cont'd.)

Ms. Alyssa Muto
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RESPONSE TO COMMENT FROM DEPARTMENT OF TOXIC SUBSTANCES CONTROL,
SIGNED BY GREG HOLMES, UNIT CHIEF, DATED JANUARY 3, 2011 (Comment Letter C)
(CONTINUED)

C-3
(cont'd.)

summarized in a table. All closure, certification or remediation approval reports by regulatory agencies should be included in the MND.

- 4) If buildings, other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should also be conducted for the presence of other hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

C-4

Response to Comment C-4:

While demolition of structures and/or paved areas will occur as a result of the proposed project, such work will be completed in a manner consistent with any applicable state environmental regulations and policies to ensure that any such contaminants, if they exist, are contained and disposed of properly. No change to the Draft MND/IS is required.

Response to Comment C-5:

Soil excavation or filling required for the development of the Southwestern College Modernization Project would be completed in a manner consistent with applicable state environmental regulations and policies to ensure that any contaminated soils, if encountered, would be handled and disposed of properly. No change to the Draft MND/IS is necessary.

C-5

Response to Comment C-6:

Please refer to Response to Comment C-1 above. No change to the Draft MND/IS is necessary.

C-6

Response to Comment C-7:

The area included in the proposed Southwestern College Modernization Project is either developed with existing college facilities (e.g., athletic fields, football stadium accessory structures) or, in the case of the Corner Lot, is currently vacant and disturbed for over 50 years. While historically the land supporting the Southwestern College campus was used for agriculture, past grading and use of the property has lessened the potential for occurrence of agricultural residues in the soil. No change to the Draft MND/IS is necessary.

C-7

- 7) If the site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.

Response to Comment C-8:

As described in the Draft MND/IS (Section VIII) the proposed project does not propose the handling, storage, or transport of hazardous materials. No change to the Draft MND/IS is necessary. Please also refer to Responses to Comments C-1 through C-7, above.

C-8

- 8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

Comment Letter C

(cont'd.)

Ms. Alyssa Muto
January 3, 2011
Page 4

RESPONSE TO COMMENT FROM DEPARTMENT OF TOXIC SUBSTANCES CONTROL,
SIGNED BY GREG HOLMES, UNIT CHIEF, DATED JANUARY 3, 2011 (Comment Letter C)
(CONTINUED)

- 9) DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

C-9

If you have any questions regarding this letter, please contact Rafiq Ahmed, Project Manager, at rahmed@dtsc.ca.gov, or by phone at (714) 484-5491.

Sincerely,



Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
ADelacr1@dtsc.ca.gov

Dr. Raj K. Chopra, President
Southwestern Community College District
900 Otay Lakes Road
Chula Vista, California 91910-6597

CEQA # 3100

DRAFT

DRAFT

ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Southwestern College Modernization Project – Corner Lot, DeVore Fieldhouse and Athletic Field Improvements, and Central Plant
2. **Lead agency name and address:**
Southwestern College
900 Otay Lakes Road
Chula Vista, California 91910
3. **Contact person and phone number:**
Alyssa Muto, Project Manager
BRG Consulting, Inc.
304 Ivy Street
San Diego, CA 92101
(619) 298-7127
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 642-02-028-00) (See Figures 1, 2 and 3)
5. **Project sponsor's name and address:**
Raj K. Chopra, Ph.D. Denise Whittaker
Interim Superintendent/President
Southwestern Community College District
900 Otay Lakes Road
Chula Vista, California 91910-7299
6. **General plan designation:** N/A
7. **Zoning:** N/A
8. **Description of project:**

Project Background:

The proposed Southwestern College Modernization Project is comprised of three specific projects: Corner Lot; DeVore Fieldhouse and Athletic Field Improvements; and Central Plant. (See Figure 4) All three projects were components of the 2007 Southwestern College Educational & Facilities Master Plan, developed in response to the 2006 College Strategic Plan. Among the goals of the Educational and Facilities Master Plan, is to provide for "appropriate and quantified space, by category, that meets state educational codes and Title V standards." The proposed Modernization Project would not result in an increase in student enrollment or college staffing, but a relocation, community integration, modernization, and 'greening' of the existing campus facilities. The College campus consists of 72 buildings with 1,061 total rooms and a total assignable square footage (ASF) of 500,226 square feet and an overall gross square footage of 682,685 square feet.

The Master Plan also reaffirmed the focus of the Community College District growth at "satellite" campuses located within neighboring communities of National City, Otay Mesa, and San Ysidro. With

the redistribution of student population to the satellite campuses, the Chula Vista campus concentration of students has decreased to more appropriate levels for the campus area and classroom/building square footages. Under the Master Plan, the Chula Vista campus was considered for renovation to better support the administrative services for the community college district, to modernize existing office and classroom space to adequately accommodate changing educational needs and methods, and implement greater efficiency with respect to the college infrastructure and facilities.

Corner Lot

Much of the improvements for the Chula Vista campus were identified in the Master Plan for the undeveloped parcel located at the southwestern corner of Otay Lakes Road and East H Street, designated as the Corner Lot. The District has owned this parcel for almost 50 years and 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. Historically this parcel has been used by the College as overflow parking for college events/games and at peak times of the school year, such as registration and start of school, exams, and graduation.

The Corner Lot will provide for new buildings and associated parking to house the existing college administrative functions, student support services, and bookstore within six buildings and approximately 107,000 assigned [net] square feet. The development of the Corner Lot will relocate these student and administrative services to an area that is more centrally located for easier access by visitors and students. Complementary uses such as an art exhibit and a 5,976 square foot restaurant/café would be located within the Corner Lot, providing further amenities to those persons who utilize the administrative and student functions found within these spaces. The relocation of the administrative and support services to the Corner Lot will address current overcrowding that is occurring in the core of the campus, as well as allow for a reorganization of the existing programs and curriculum into core clusters. The proposed uses and square footages are consistent with those documented in the Land Development Steering Committee Final Report, dated October 2007. Table 1 provides summaries of both the conceptual building uses and approximate building square footages.

The building layout has been designed where perimeter buildings (Buildings C and D) are two-story, with a maximum height of 32 feet, consistent with the height of the surrounding offsite buildings. Buildings B and E are two-stories with a maximum height of 35 feet, and the Administration Building (Building A), located adjacent to the interior campus loop road, has a maximum height of 57 feet and up to three-stories above grade, with basement parking below the building. Building A contains a breezeway through the center of the building on the first floor and the third floor is vertically setback on either end to reduce massing of the building from all viewpoints. The Corner Lot will include a gateway plaza and native landscaping at the intersection of East H Street and Otay Lakes Road, creating a 'community front door', as well as a similar plaza and landscaping internally to draw students and visitors to these core campus uses.

With the development of the Corner Lot, the unpaved overflow parking lot that currently exists in this area would be removed; however, included in the Corner Lot development is an improved, paved parking lot along East H Street with approximately 158 parking spaces, as well as a 400-space basement parking structure below the Administration Building (Building A) and a parking structure along Otay Lakes Road with approximately 929 parking spaces. Parking proposed for the Corner Lot will be based on four spaces per 1,000 square feet. The proposed parking structure would consist of two levels, the lower floor at the current grade of Otay Lakes Road, and the second floor approximately 12 feet higher, at the same elevation as the internal campus loop road. Landscaping and decorative screening is proposed around the perimeter of the parking structure to reduce the industrial appearance of the parking structure. A photovoltaic (PV) carport for solar energy production is also proposed over

the top-floor parking. The proposed parking improvements will exceed the amount of overflow parking – approximately 750 parking spaces – that currently can occur on the vacant lot. Furthermore, the parking improvements proposed will provide for better pedestrian and ADA compliant access for students, faculty, administration, and visitors, to everyday college facilities and offices.

Table 1
Corner Lot Conceptual Uses
And Assigned Square Footages

BUILDING	CONCEPTUAL USES	APPROX. ASSIGNED S.F.
Building A – Administrative Building	<i>Superintendent/President/SWC Foundation Communications, Community and Government Affairs V.P. of Academic Affairs/ V.P. of Human Resources</i>	34,853
Building B – Bookstore	<i>Bookstore Bookstore Café Node</i>	20,158
Building C – Café/ Restaurant	<i>Café Multi-Cultural Stand Restaurant</i>	5,976
Building D – Cultural and Continuing Education Center	<i>Art Gallery Age-Appropriate Fitness Center Continuing Education Administration and Classrooms Computer Lab (study area)</i>	14,940
Building E – Educational Center	<i>Instructional Partnership Administration and Facilities Culinary Arts Small Business/International Education</i>	24,613
Building F – Public Safety	<i>Campus Police City of Chula Vista Police Center</i>	6,145
Total Assigned S.F.		106,685

BCA Architects, September 2010.

The relocation of the college administrative functions, student support services, and bookstore to the Corner Lot will result in vacant building space within the campus interior. It is anticipated that this office and classroom area will be removed and/or renovated to make land available for open space and new, more programmatically and energy efficient buildings. The 2007 Master Plan identifies the development of this lot as an opportunity for a strategic realignment that will locate all academic disciplines into distinct zones or clusters. These renovation projects are not included as part of this phase of the Southwestern College Modernization Project, but will be reviewed in subsequent phases as funding becomes available.

DeVore Fieldhouse and Athletic Field Improvements

The DeVore Fieldhouse is associated with the existing football stadium, and will provide improved facilities for the College sports programs, including locker, shower and team rooms for both the visiting and the Southwestern College teams; weight and training rooms; multipurpose classrooms, lecture hall, and meeting room; and department administrative offices. The DeVore Fieldhouse was identified as a key improvement for the College campus, relocating existing sports uses that are interspersed throughout the campus to a site in close proximity to existing parking and game fields. Currently the College athletic program and physical education program are combined into shared facilities. The construction of the DeVore Fieldhouse is intended to allow for separation of these existing uses in a

manner more consistent with college facilities planning and programs and will not result in an increase in student enrollment or intensity of use related to athletic events and attendance.

The Fieldhouse has been designed within a four-story building that will be recessed into the south end of the DeVore Stadium hillside, with two stories at – and above - same grade of the campus interior loop road and existing buildings. Existing ornamental landscaping and trees will be removed and the hillside will be excavated for the construction of the Fieldhouse in a manner intended to reduce the visibility of the true height of the structure from offsite viewpoints and interior campus areas. The following table (Table 2) is a summary of the conceptual uses proposed within the DeVore Fieldhouse:

Table 2
DeVore Fieldhouse Conceptual Uses
And Assigned Square Footages

DEVORE FIELDHOUSE	CONCEPTUAL USES	APPROX. ASSIGNED S.F.
First Floor (Field level)	<i>Team Locker Room, Restroom, and Showers (Home and Visitor)</i> <i>Officials' Locker Room, Restroom, and Showers</i> <i>Athletic Training Room, Storage and Office</i> <i>Field Equipment Storage</i> <i>Athletics Laundry</i>	7,965
Second Floor	<i>Fitness/Weight Room</i> <i>Storage and Mechanical</i> <i>Men's PE Locker Room, Restroom, and Showers</i> <i>Women's PE Locker Room, Restroom, and Showers</i>	6,775
Third Floor	<i>Multipurpose Classroom and Lecture Hall</i> <i>Central Plant Office</i> <i>Restrooms</i> <i>Storage</i>	6,593
Fourth Floor	<i>Department Administration Offices</i> <i>Reception Area and Conference Room</i> <i>Study Labs</i> <i>Faculty Offices, Locker Rooms, Restrooms, and Showers (Male and Female)</i>	4,935
Total Assigned S.F.		26,268

Gensler Architects, October 2010.

Improvements are also proposed to the DeVore Stadium, to modernize existing elements of the football stadium and provide for ADA compliant access and facilities. These improvements include a renovated press box and score board; construction and renovation of the snack bars and restrooms; and installation of an elevator and ramps to access the stands and field-level.

Additional athletic improvements are proposed as part of this project including the replacement of the natural turf with artificial turf within the DeVore Football Stadium, the football practice field, and the soccer/softball practice field. For all natural turf replacement, approximately one-foot of grass and soil will be removed and replaced with gravel and an impermeable mat that will redirect precipitation to the edge of the field, where it will captured and discharged into the existing storm drain system. Sand and artificial turf will be placed over the mat to provide a sports surface that reduces maintenance and water usage for the campus.

All of the proposed improvements associated with this component of the Modernization Project would support the existing athletic program as currently operating, and is not anticipated to increase event occurrence or attendance.

Central Plant

The Central Plant is an improvement tied to the increase in energy efficiency and building renovations throughout the campus. The Central Plant will provide a system for heating and cooling of campus buildings, reducing the college's long-term energy costs, as well as non-renewable energy and resource consumption. The plant equipment will produce steam and chilled water, which is then circulated across the campus through a network of below- and above-ground piping. Currently, due to the age of many of the existing buildings on the Main Campus, connection to the Central Plant at this time is not appropriate. While the Master Plan proposes the connection of all on-site buildings to the Central Plant system ultimately, the Modernization Project only includes the construction of the Central Plant and the connection to the Corner Lot and Fieldhouse, as well as the installation of the mainlines within the internal campus loop road. It is intended that as renovations of the existing campus buildings are being pursued, system improvements and connection to the Central Plant will be included.

9. Surrounding land uses and setting:

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. Figure 3 depicts the existing campus development and surrounding land uses.

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

Office of the Chancellor, State of California Community Colleges

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors 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 type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will 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 will 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.

Ravi Chopra

Signature

Signature

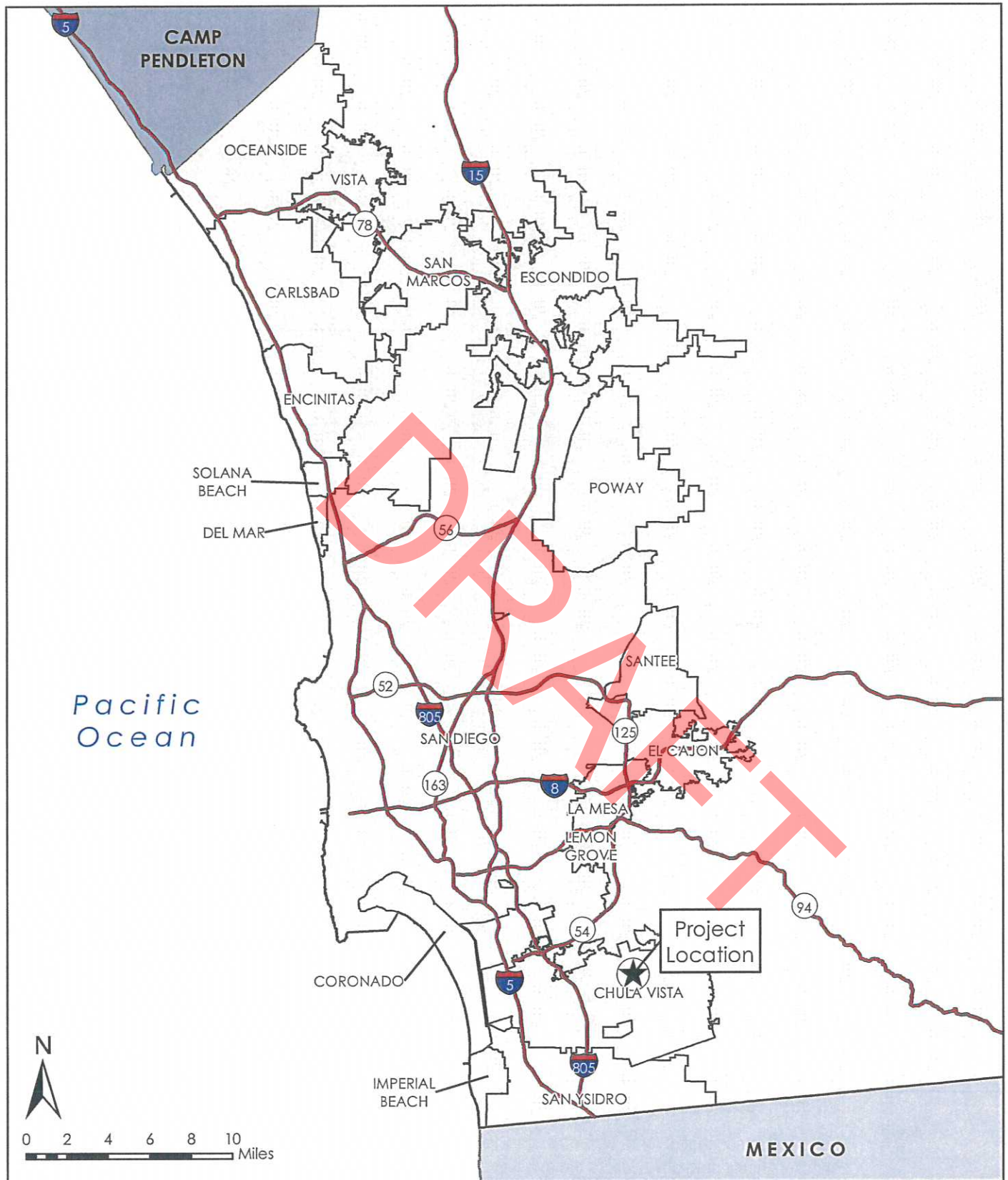
December 1, 2010

Date

Date

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 will 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 may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an 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 "Earlier Analyses," as described in (5) below, 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. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects 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 are free to use different formats; however, lead agencies should normally address the questions from this checklist 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 significance



SOURCE: SanGIS, 2010; BRG Consulting, Inc., 2010

11/15/10

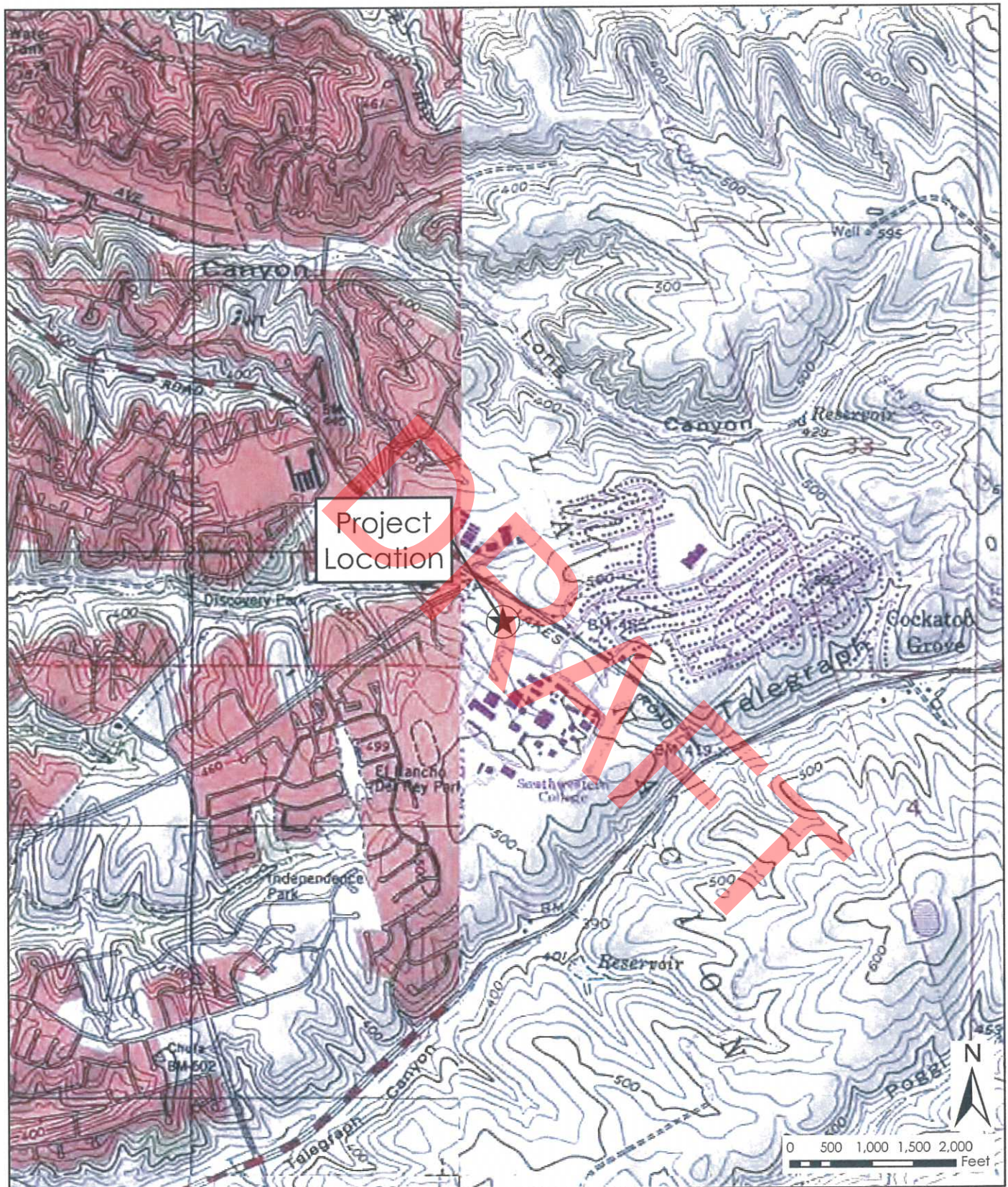


Southwestern College Modernization Project

Regional Location

FIGURE

1



SOURCE: ESRI, 2010; BRG Consulting, Inc., 2010

11/15/10

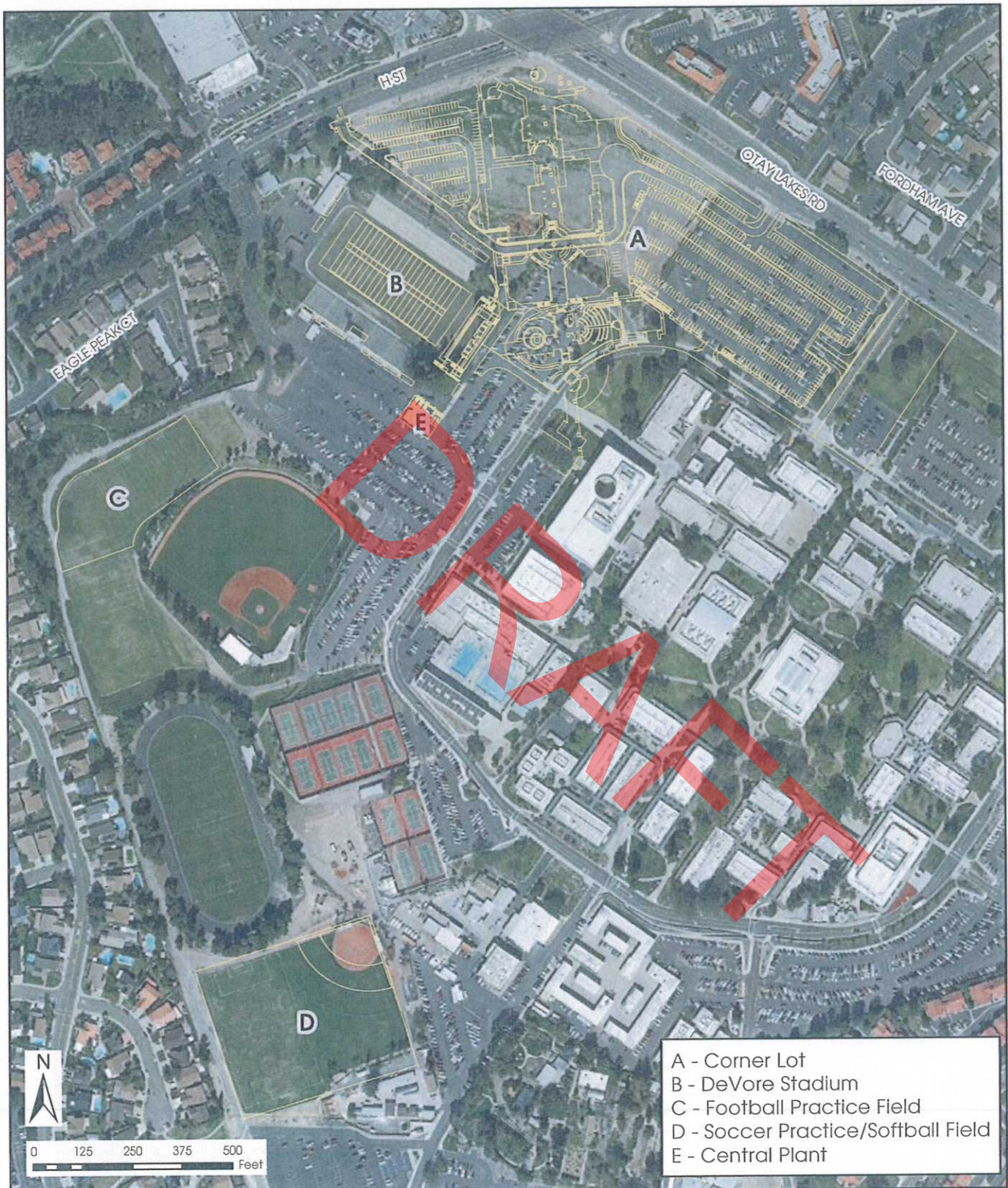


Southwestern College Modernization Project

Vicinity Map

FIGURE

2



SOURCE: SanGIS, 2010; ESRI, 2010; BCA Architects, 2010

1/25/11



Southwestern College Modernization Project

Conceptual Site Plan

FIGURE

4

	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"/>
<p>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. The various components of the Modernization Project (e.g., Corner Lot, DeVore Fieldhouse and Athletic Field Improvements, and Central Plant) 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, which will be the most visible, has been designed with incorporation of plazas and landscaping to serve as a gateway to the Southwestern College campus.</p> <p>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 athletic program facilities and construction of the Central Plant, will not alter the existing character of the college campus or surrounding community.</p> <p>The Corner Lot buildings have been arranged in a manner that provides for lower building heights along the perimeter (Buildings C and D) and incremental increase in height with the progression inward toward the campus core. The Administrative Building (Building A), which is the furthest from the campus perimeter, is proposed to be 57 feet in height with three-stories above the current grade and will be located adjacent to the internal campus loop road. Other existing onsite buildings in this area include the Library and Learning Resource Center and Gym, both of which are oversized two-story buildings. Building A contains a breezeway through the center of the building on the first floor and the third floor is vertically setback on either end to reduce massing of the building from all viewpoints.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The new parking lots to be located on the western side and southeastern side of the Corner Lot buildings would have standard parking lot lighting to illuminate the lots during evening hours. Offsite development in the vicinity of these parking lots is comprised of commercial; and therefore, there are no sensitive receptors in proximity to the parking lots. 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 lot 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 Modernization Project will include lighting, the proposed illumination of buildings, parking lots, walkways and common areas would be limited to levels necessary for safety of students, faculty, and public. No new field lighting is proposed as part of the athletic field improvements.</p> <p>Therefore, the project would not result in 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.</p>				
<p>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 Dept. 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.</p> <p>Would the project:</p>				
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	<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
Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
<p>The proposed project involves the construction of appropriately sized and modernized educational facilities within the existing Southwestern College campus. The site is mapped as Urban and Developed on the 2008 San Diego County (West) Farmland Mapping and Monitoring Program (FMMP) Important Farmland Map, and does not contain any lands mapped as Prime, Unique or Farmland of Statewide Importance. Furthermore, the project site is not zoned for agricultural uses, nor is it under a Williamson Act Contract.</p> <p>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.</p> <p>For the reasons detailed above, the project would not result in impacts to any agricultural resources, including agricultural lands, forest lands, or timberland.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The project is the construction of buildings within the Southwestern College campus to support existing uses and administrative functions within appropriately sized and modernized buildings, as well as the replacement of existing natural turf with artificial turf on the football game field (stadium), practice field, and soccer/softball field. As detailed in the Project Description, none of these projects are expected to increase student enrollment, staffing, event occurrence or attendance, and therefore would not generate new vehicular traffic or create new point source emissions that would conflict with the implementation of the San Diego Air Quality Management Plan. The proposed central plant would not generate energy on-site; rather, it would use electrical energy supplied by SDG&E to create steam and chilled water. It would not be a new point source of criteria pollutant emissions. Construction activities would be a temporary, less than significant impact.</p> <p>In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. As summarized above, the proposed Modernization Project is not expected to result in an increase in Average Daily Trips (ADT), or traffic; however, grading operations associated with the construction of the project would generate temporary emissions primarily due to the operation of construction equipment and truck trips. The Greenhouse Gas Study, included as Appendix A of this Initial Study, includes analysis of construction emissions from the</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>proposed project. The study reports that site grading typically generates the greatest amount of emissions due to the use of grading equipment and soil hauling. For this analysis it was estimated that the grading for the project would include approximately 138,888 cubic yards of balanced cut and fill. Project construction is anticipated to be completed within approximately one year.</p> <p>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.</p> <p>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.</p> <p>The three components of the Modernization Project – Corner Lot, DeVore Fieldhouse and Athletic Field Improvements, and Central Plant – will require varying levels of grading, as well as demolition and construction of buildings. While all components of the Modernization Project could result in dust and other construction emissions, the soccer/softball field and practice football field replacements would be in close proximity to existing residences that abut the College campus. Dust control measures have been incorporated into <i>Section V. Mitigation Monitoring and Reporting Program</i> of this MND to ensure that potential dust impacts to adjacent residences and campus users from construction activities are mitigated to below a level of significance. These measures would be implemented during construction and grading operations in accordance with rules established by the San Diego Air Pollution Control District (APCD), and would include, but not be limited to: watering/covering stockpiled soils; covering trucks hauling dirt and debris to and from the site; and sweeping up dirt and debris spilled onto paved surfaces to reduce windblown particulate matter.</p> <p>The proposed Modernization Project will not include features that would create permanent (operational) noxious or objectionable odors.</p> <p>For the reasons detailed above, the project would have less than significant impacts with mitigation incorporated related to exposure of sensitive receptors to dust and construction emission, but no other impacts related to air quality and odors are anticipated as a result of the proposed project.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 US 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 the 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any 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
<p>The area proposed for development of the Central Plant and DeVore Fieldhouse is currently developed with existing campus buildings and infrastructure. 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.</p> <p>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. While there are no native vegetation communities or habitats within the Corner Lot or any areas associated with the DeVore Fieldhouse and Athletic Field Improvements or Central Plant, there are clusters of existing ornamental trees that will require removal for the construction of each of these components of the Modernization Project. These trees, while they may be ornamental landscaping, may support avian breeding and nesting during the months of February to August. The Federal Migratory Bird Treaty Act of 1918 protects bird species during the nesting season, as well as the habitats and environs necessary for the birds' survival. Therefore, to ensure that potential impact to nesting birds is mitigated to less than significant, a mitigation measure to require pre-construction surveys for nesting birds has been included in <i>Section V. Mitigation Monitoring and Reporting Program</i> of this MND.</p> <p>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.</p> <p>Southwestern College is not identified as a designated preserve area 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 state Natural Community Conservation Planning (NCCP) Act. Therefore, there would be no impact from the proposed Modernization Project on any adopted conservation plan.</p> <p>Based on the reasons detailed above, the project would have a less than significant impact with mitigation incorporated to avian species during the breeding season, and no impacts to any sensitive plant or animal species, wetlands, wildlife corridors, or conflict with any adopted conservation plans.</p>				
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 pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
<p>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 monitoring during any ground disturbance is required as mitigation and has been included in <i>Section V. Mitigation Monitoring and Reporting Program</i> of this MND.</p> <p>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 proposed projects associated with the Southwestern College Modernization Project are located in areas of undocumented fill at varying depths. However, grading activities for the Corner Lot and DeVore Fieldhouse 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 <i>Section V. Mitigation Monitoring and Reporting Program</i> of this MND.</p> <p>An analysis of records and a survey of the property by Sinéad Ní Ghabhláin, Ph.D., of ASM Affiliates (2010) (Appendix B of this Initial 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.</p> <p>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.</p>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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.</p> <p>In addition the proposed Modernization Project 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</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>major quake. For these reasons, impacts associated with exposure of persons or structures to strong seismic shaking would be considered less than significant.</p> <p>A Geotechnical Report prepared by Construction Testing and Engineering, Inc. (September 2010) for the Corner Lot project (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.</p> <p>With regard to the DeVore Fieldhouse, Central Plant, and stadium improvements, while these areas are already graded or developed with existing structures, the buildings would be required to be designed in accordance with Title 24 standards of the Uniform Building Code to minimize seismic-related ground failure and shaking effects, including liquefaction, lateral spreading, subsidence, collapse, and landslides of manufactured slopes, in the event of a major quake.</p> <p>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 'slight' to 'moderate' and in general, clayey soils have a high shrink/swell potential with changes in moisture content. 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. <i>Mitigation Monitoring and Reporting Program</i> of this MND. With regard to soil expansion (i.e., shrink/swell), 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.</p> <p>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.</p> <p>Based on the reasons detailed above, the proposed Modernization Project potential impacts related to substantial soil erosion would be less than significant impacts with the incorporation of mitigation. All other areas of potential impact to geology and soils, including those related to strong seismic events, liquefaction, landslides, expansive soils, and septic or alternative wastewater systems, would be less than significant.</p>				

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

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. According to the San Diego County Greenhouse Gas Inventory (2008), the region must reduce its GHG emissions by 33 percent from "business-as-usual" emissions to achieve 1990 emissions levels by the year 2020. GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources.

Senate Bill 375 (SB 375), subsequently passed in 2008, links transportation and land use planning with global warming and requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. SANDAG is in the process of preparing the region's Sustainable Communities Strategy (SCS) as part of the 2050 Regional Transportation Plan (RTP). The strategy will identify how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

In addressing the potential for a project to generate GHG emissions that would have a potentially significant cumulative effect on the environment, many jurisdictions and lead agencies have utilized the CAPCOA White Paper threshold of 900 metric tons (annually) to identify those projects that would be considered significant under CEQA and require mitigation. The 900 metric ton threshold is considered a conservative threshold and was based on a review of data from four diverse cities (Los Angeles in southern California and Pleasanton, Dublin, and Livermore in northern California) to identify the threshold that would capture at least 90% of the residential units or office space on the pending applications list. It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature; however, an individual project could be found to contribute to a potentially significant cumulative impact.

As described in the Project Description, the proposed project is the construction of appropriately sized and modernized buildings to support existing uses and administrative functions of the College, and will not result in an increase in student population or intensity of use (i.e., sporting events) beyond what is currently occurring on the campus under the existing facilities and infrastructure. Southwestern College has

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>proposed to pursue a LEED™ Gold certification – and possibly LEED™ Platinum certification for specific components - for the Corner Lot and DeVore Fieldhouse buildings. The LEED™ green building process includes strategies and requirements for indoor environmental quality, materials selection, and resource efficiency.</p> <p>In addition to building construction, the College has proposed the use of landscaping to reduce water usage and increase energy efficiency, including a native and drought tolerant plant palette proposed for the Corner Lot and the resurfacing of the football stadium, practice field and soccer/softball field with artificial turf. Low Impact Development (LID) techniques are included in the design to re-establish natural hydrologic patterns, which will assist the District in meeting their LEED™ goals.</p> <p>Furthermore, the construction and operation of a Central Plant on the campus is anticipated to increase energy efficiency and thereby reduce GHG emissions associated with campus heating and cooling systems. As future implementation of the proposed renovations and modernization of campus buildings occur, this reduction of GHG emissions will continue to increase. However, the grading and construction activities associated with the proposed Modernization Project will result in short term emissions from equipment and energy usage.</p> <p>Based on a Greenhouse Gas Study, prepared by Rincon Consultants (November 2010), (Appendix A of this Initial Study) the proposed project is expected to result in 841 carbon dioxide equivalent (CDE) annually, which is less than 900 metric tons threshold. Emissions from the project are associated with construction (23 CDE); and Operational – electricity, natural gas and landscaping, solid waste, and water (242 CDE). Because there is no additional traffic anticipated to be generated as a result of any of the components of the Modernization Project, no GHG emissions were attributed to mobile sources. Furthermore, the Modernization Project is calculated to result in approximately 53% fewer GHG emissions per year compared to the business-as-usual scenario due to the Central Plant energy efficiency, installation of PV panels on the parking garage, water conservation and turf replacement, and planting of trees throughout the project ('carbon sequestration'). The project's GHG emissions are found to have a less than cumulatively considerable contribution to GHG emissions because the project will generate less than 900 metric tons of GHGs.</p> <p>With regard to the project's consistency with applicable plans, policies or regulations adopted for the purpose of reducing the emissions of greenhouse gases, as mentioned above no local or regional plans have been adopted at this time. Until local plans are developed to address greenhouse gas emissions, such as a local Sustainable Communities Strategy, the project is being evaluated to determine whether it would impede the implementation of AB 32 GHG reduction targets. For the reasons discussed above, the project would not exceed the 900 metric ton (annually) threshold and would not impede the implementation of AB 32 reduction targets.</p> <p>In summary, the proposed project would result in less than cumulatively considerable impacts associated with GHG emissions, and would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 people residing or working in the project 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"/>
<p>The proposed Southwestern College Modernization Project involves the construction of new buildings to support existing uses and administrative functions 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).</p> <p>An updated Phase I Environmental Site Assessment was completed by ERM (November, 2010) for the proposed Corner Lot project due to the undeveloped nature of the project site (Appendix D 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<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 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 the 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 storm water 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which 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 Modernization Project has the potential to impact water quality by increasing erosion and transporting construction-related debris into downstream surface waters. For each project component – Corner Lot, DeVore Fieldhouse and Athletic Field Improvements, and Central Plant – 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 (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, parking, and hardscape/landscape plazas, as well as the change in topography resultant from the construction of the DeVore Fieldhouse, could result in a potential to impact water quality by transporting debris, petrochemical pollutants (i.e., oil, transmission fluid, etc), and sediment from the parking lots, 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.

The replacement of the natural turf on the football field, practice field and soccer/softball field could also result in changes in water quality. Techniques to address potential changes in water quality associated with this component of the Modernization Project will be included in final design of the athletic fields. Post-construction BMPs for all projects included in the Modernization Project would include, but are not limited to, the following: treating runoff through the use of filter strips, inlet filters (e.g., fossil filters), infiltration trenches or other means, prior to its release from the sites.

While none of the components of the Modernization Project propose the use of groundwater, the Preliminary Geotechnical Report, prepared 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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>There are no floodplains identified within the Southwestern College campus, and as such the proposed project would not result in the impedance 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.</p> <p>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.</p> <p>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 Modernization Project would not result in impacts related to flooding or inundation by surface water or sedimentation flow.</p>				
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 any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project involves the development of new modern educational 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 and associated infrastructure 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.</p> <p>The entire campus is zoned R-1 (Single Family Residential) and Public/Quasi-Public 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.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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.</p> <p>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.</p>				
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the 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"/>
<p>The proposed project involves the construction of new modern educational buildings for the relocation of existing on-campus uses, including administration, athletic related facilities, and student support services. 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 (Appendix C of this Initial Study). Therefore, there would be no impact to mineral resources from the proposed project.</p>				
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the 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"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
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"/>
<p>As detailed in the Project Description, the proposed project is the relocation and modernization of existing campus uses and functions, and would not result in an increase in student population or intensity of use (i.e., sporting events) beyond what is currently occurring on the campus under the existing facilities and infrastructure. The Modernization Project is not anticipated to generate new vehicular traffic in the area, and existing athletic field activities are not anticipated to increase in intensity or frequency as a result of the turf replacement. The ambient noise levels associated with the campus and surrounding community are not expected to change as a result of the proposed project.</p> <p>Construction for the various components of the Modernization Project could result in an increase in temporary, short-term noise levels to existing residences located in the project vicinity. The replacement of natural turf on the practice field and soccer/softball field would be of most concern, as these facilities are in close proximity to existing residences. As part of the contractor specifications, construction activities would be required to comply with the City of Chula Vista's Noise Ordinance to minimize intrusion to nearby residences. This temporary noise from construction would be considered less than significant due to necessary compliance with the noise ordinance at the property line.</p> <p>As stated in the Initial Study Checklist, Section VIII. Hazards and Hazardous Materials, 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. Therefore, there would be no impact related to the exposure of persons to aviation noise as a result of the proposed project.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
For reasons detailed above, the proposed Modernization Project would result in less than significant impacts related to noise.				
XIII. POPULATION AND HOUSING.				
Would the project:				
a) Induce substantial population growth in an area, either directly (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"/>
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"/>
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"/>
The proposed project involves the construction of new modern educational buildings for the relocation of existing on-campus uses, including administration, athletic related facilities, and student support services. The project is intended to accommodate the existing student population onsite, in buildings more in line with state standards for education and learning centers. No new roads or offsite infrastructure is proposed as part of the Modernization 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.				
XIV. PUBLIC SERVICES.				
a) 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:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The proposed Southwestern College Modernization 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 and administrative functions, including campus police services. The new buildings and infrastructure has been designed to connect to existing utilities that serve the campus. Therefore, impacts to public services are less than significant.</p>				
<u>XV. RECREATION.</u>				
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"/>
<p>The proposed Modernization Project would not negatively impact any 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 that would result in a substantial deterioration of the facility. While the Southwestern College Modernization Project includes the renovation and relocation of the existing college athletic accessory facilities, such as team locker rooms and showers, stadium snack bars, restrooms, and scoreboard and press box, as well as the replacement of natural turf with artificial turf, it does not include any new recreational facilities. Furthermore, the proposed DeVore Fieldhouse and associated athletic renovations would be located in areas immediately adjacent to the existing DeVore Stadium, and therefore would not result in an adverse physical effect on the environment as a result of construction. For the reasons listed above, the proposed project would have a less than significant impact related to recreational uses and facilities.</p>				
<u>XVI. TRANSPORTATION/TRAFFIC.</u>				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 freeways, pedestrian and bicycle paths, and mass transit?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>The project is the construction of buildings within the Southwestern College campus to support existing uses and administrative functions within appropriately sized and modernized buildings. As noted in the project description, the Southwestern College Modernization Project would not result in an increase in student enrollment or in faculty; and therefore, no increase in vehicle traffic is expected to occur. Furthermore, the City of Chula Vista recently completed the Otay Lakes Road Widening Project which has improved the existing level of service and flow of traffic in the project vicinity. Southwestern Community College District provided an easement to the City along the frontage of Otay Lakes Road to assist with this improvement project.</p>				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>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. The project is not anticipated to result in any impacts to air traffic and safety.</p> <p>The proposed Modernization Project will not alter any existing public roadways, nor will it result in the introduction of incompatible uses. Pedestrian access along East H Street and Otay Lakes Road is provided with concrete sidewalks, and pedestrians are directed to use marked crosswalks at the intersections for access from the campus across these roadways.</p> <p>As noted above in the Initial Study Checklist, Section VIII. Hazards and Hazardous Materials, 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.</p> <p>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 alternative transportation policies, plans or programs.</p> <p>For the reasons detailed above, and based on the Project Description, the proposed Southwestern College Modernization Project would not result in impacts to transportation or traffic, including related to levels of service on vicinity roadways, air traffic safety, roadway hazards, emergency access, and alternative transportation.</p>				
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 the 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"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 needs?	<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 is the construction of buildings within the campus to support existing uses and administrative functions within appropriately sized and modernized buildings. The project site is located in an urbanized area with available and adequate services, and the new buildings have been designed to connect to existing utilities that serve the site. 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. However, these connections are not anticipated to cause significant environmental effects.

The Modernization 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 of the Corner Lot did 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. Furthermore, the proposed Central Plant is anticipated to result in a decrease in water usage due to the efficient heating and cooling properties of this facility.

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.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Based on the reasons detailed above, the proposed Modernization 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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 and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project, particularly biological and cultural resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes, for biological resource mitigation, a requirement for pre-construction surveys for nesting bird species prior to removal of ornamental, mature trees during the breeding season (February – August); and 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.</p>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
projects, and the effects of probable future projects)?				
<p>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 projects 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.</p>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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 air quality, 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 air quality, the use of dust suppression techniques during construction to reduce potential impacts; and 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 not to meet this Mandatory Finding of Significance.</p>				

XXIV. References Used in the Completion of the Initial Study Checklist.

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