

**AGENDA
SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT
BOARD OF TRUSTEES STUDY SESSION**

January 9, 2019

**Closed Session at 4:00 p.m.; Open Meeting at 6:00 p.m.
District Office Board Room, 3401 CSM Drive, San Mateo, CA 94402**

NOTICE ABOUT PUBLIC PARTICIPATION AT BOARD MEETINGS

The Board welcomes public discussion.

- *The public's comments on agenda items will be taken at the time the item is discussed by the Board.*
 - *To comment on items not on the agenda, a member of the public may address the Board under "Statements from the Public on Non-Agenda Items;" at this time, there can be discussion on any matter related to the Colleges or the District, except for personnel items. No more than 20 minutes will be allocated for this section of the agenda. No Board response will be made nor is Board action permitted on matters presented under this agenda topic.*
 - *If a member of the public wishes to present a proposal to be included on a future Board agenda, arrangements should be made through the Chancellor's Office at least seven days in advance of the meeting. These matters will be heard under the agenda item "Presentations to the Board by Persons or Delegations." A member of the public may also write to the Board regarding District business; letters can be addressed to 3401 CSM Drive, San Mateo, CA 94402.*
 - *Persons with disabilities who require auxiliary aids or services will be provided such aids with a three-day notice. For further information, contact the Executive Assistant to the Board at (650) 358-6753.*
 - *Regular Board meetings are recorded; recordings are kept for one month.*
 - *Government Code §54957.5 states that public records relating to any item on the open session agenda for a regular board meeting should be made available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to the members of the Board. The Board has designated the Chancellor's Office at 3401 CSM Drive for the purpose of making those public records available for later inspection; members of the public should call 650-358-6753 to arrange a time for such inspection.*
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4:00 p.m. Call to Order

ANNOUNCEMENT OF CLOSED SESSION ITEMS FOR DISCUSSION

1. Conference with Legal Counsel – Anticipated Litigation: Significant exposure to litigation pursuant to Gov. Code, § 54956.9, subd. (d)(2): One case
2. Employee Discipline, Dismissal, Release

PUBLIC COMMENTS ON CLOSED SESSION ITEMS ONLY

RECESS TO CLOSED SESSION

RECONVENE TO OPEN SESSION

**6:00 p.m. Call to Order/Roll Call
 Pledge of Allegiance**

ANNOUNCEMENT OF REPORTABLE ACTION TAKEN IN CLOSED SESSION

DISCUSSION OF THE ORDER OF THE AGENDA

STATEMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

NEW BUSINESS

19-1-1A Approval of Personnel Items: Changes in Assignment, Compensation, Placement, Leaves, Staff Allocations and Classification of Academic and Classified Personnel

Other Recommendations

19-1-100B Public Hearing on Certification of Final Subsequent Environmental Impact Report (SEIR) Mitigation Monitoring and Reporting Program (MMRP) for College of San Mateo Building 20 Demolition Project

19-1-101B Adoption of Resolution No. 19-1 Certifying the Final Subsequent Environmental Impact Report for College of San Mateo Building 20 Demolition Project, and Resolution No. 19-2 Adopting the CEQA Findings of Fact, Mitigation Monitoring and Reporting Plan, and Approving the College of San Mateo Building 20 Demolition Project

STUDY SESSION

19-1-1C Report on AB288 – “College and Career Access Pathways Dual Enrollment” and AB705 – “Matriculation: Assessment Implementation”

STATEMENTS FROM BOARD MEMBERS

RECONVENE TO CLOSED SESSION (if necessary)

RECONVENE TO OPEN SESSION (if necessary)

ANNOUNCEMENT OF REPORTABLE ACTION TAKEN IN CLOSED SESSION
(if necessary)

ADJOURNMENT

BOARD REPORT 19-1-1A

TO: Members of the Board of Trustees
FROM: Ron Galatolo, Chancellor
PREPARED BY: David Feune, Director, Human Resources, 358-6775

APPROVAL OF PERSONNEL ITEMS

New employment; changes in assignment, compensation, and placement; leaves of absence; changes in staff allocation and classification of academic and classified personnel; retirements, phase-in retirements, and resignations; equivalence of minimum qualifications for academic positions; and short-term temporary classified positions.

A. ADMINISTRATIVE APPOINTMENT, REAPPOINTMENT, ASSIGNMENT AND REASSIGNMENT
(NP = New position, * = New Employee)

Cañada College

Mary Ho* Director, Post-Secondary Success & Completion Student Services

New academic supervisory employment, effective December 3, 2018.

College of San Mateo

Hilary Goodkind Darbonne Dean, Planning, Research, Innovation & Effectiveness Office of the President

Reassignment from the position of Interim Dean, Planning, Research, and Institutional Effectiveness position (Grade AF of the Management Salary Schedule 20) into this administrative assignment at Grade AD of the same salary schedule, effective December 1, 2018.

B. PUBLIC EMPLOYMENT

1. New Hires (NP = New Position, * = New Employee)

Cañada College

Ariackna Soler* Financial Aid Technical Support Specialist Enrollment Services

New full-time, 12-month classified employment, effective December 3, 2018, replacing Lucia Nolasco who transferred to Skyline College.

Melissa Maldonado* Retention Specialist Academic Support
& Learning Technologies

New full-time, 12-month classified employment, effective January 2, 2019, replacing Hannah Morrison who resigned.

Skyline College

Clair Yeo-Sugajski* Retention Specialist (NP) Global Learning Programs & Services

New full-time, 12-month classified employment, effective January 2, 2019. This is a new position that was Board approved on July 25, 2018.

Saul Milan* Office Assistant II Student Equity & Support Programs/
Disability Resource Center

New part-time (40%), 10-month classified employment, effective December 5, 2018, replacing Yeni Hernandez who resigned.

2. Re-Employment

None

C. REASSIGNMENT THROUGH THE HIRING PROCESS

Skyline College

Angelica Mendoza Administrative Assistant Office of the Vice
President of Instruction

Reassigned from a full-time, 12-month Office Assistant II (Grade 18 of the Classified Salary Schedule 60) into this full-time, 12-month position at Grade 27 of the same salary schedule, effective December 18, 2018.

D. TRANSFER/ADMINISTRATIVE REASSIGNMENT

College of San Mateo

Anniqua Rana Professor, English as a Second Language Language Arts

Reassigned from the position of Interim Director of Guided and Transitional Pathways (Grade 191E of the Academic-Classified Exempt Supervisory Salary Schedule 35) into this full-time tenured faculty position (Faculty Salary Schedule 80) pursuant to Education Code section 87454 (Retreat Rights), effective January 11, 2019.

District Office

Dayo Diggs Interim Director of Operations Chancellor's Office

Transferred from Cañada College to the District Office, effective January 1, 2019.

E. CHANGES IN STAFF ALLOCATION**College of San Mateo**

1. Recommend a change in staff allocation to add one full-time, 12-month Laboratory Technician position (Grade 26 of the Classified Salary Schedule 60) in the Math/Science Division, effective January 10, 2019.
2. Recommend a change in staff allocation to add two full-time Math Instructor positions (Faculty Salary Schedule 80) in the Math/ Science Division, effective January 10, 2019.

District Office

1. Recommend creation of a new classification titled, “Director of Strategic Initiatives and Planning” at Grade 192E of the Academic-Classified Exempt Supervisory Salary Schedule (35), effective January 10, 2019. In addition, recommend a change in staff allocation to add one full-time, 12-month Director of Strategic Initiatives and Planning position in Educational Services and Planning, effective January 10, 2019. Accordingly, recommend the reassignment of Delisle Warden, Interim Dean of Global Learning Programs and Services at Skyline College into this interim academic supervisory assignment, effective January 10, 2019.

F. PHASE-IN RETIREMENT

None

G. LEAVE OF ABSENCE

None

H. PUBLIC EMPLOYEE RETIREMENT AND RESIGNATION**1. Retirement**

None

2. Resignation

None

I. ESTABLISHMENT OF EQUIVALENCY TO MINIMUM QUALIFICATIONS**Skyline College**

Janice Sapigao

English

Language Arts

In accordance with Education Code 87359, the Academic Senate, Vice President of Instruction, and the President have approved the Equivalence Committee’s validation of equivalent academic qualifications to teach in the English discipline.

J. PROFESSIONAL EXPERT/CONTRACT POSITIONS

None

K. SHORT-TERM, NON-CONTINUING POSITIONS

The following is a list of requested classified short-term, non-continuing services that require Board approval prior to the employment of temporary individuals to perform these services, pursuant to Assembly Bill 500 and its revisions to Education Code 88003:

<i>Location</i>	<i>Division / Department</i>	<i>No. of Pos.</i>	<i>Start and End Date</i>		<i>Services to be performed</i>
Cañada College	Science & Technology	1	01/02/2019	06/30/2019	Retention Specialist: <i>Previously requested position</i> Requesting position to support academic success and retention of MESA students within the STEM Center. The Retention Specialist will work as part of a team to support low-income, first-generation college students who are pursuing STEM majors, including providing workshops and individualized support for academic success skills and strategies.
Cañada College	Academic Support and Learning Technologies/ College for Working Adults	1	01/02/2019	06/30/2019	Instructional Aide II: <i>Previously requested position</i> This is paraprofessional work involved with assisting faculty in the delivery of classroom instruction and/or laboratory teaching and tutoring by appointment for College for Working Adult students who are restricted in the time they are on campus due to distance and employment. Under direction, the employee performs a variety of preparatory work and planning, and at the direction of faculty prepares materials for use in the classroom and/or laboratory.
Cañada College	Counseling / Student Services	1	01/02/2019	06/30/2019	Office Assistant II: Due to the need for proctoring given the new guidelines for assessment services with the implementation of AB 705, we still need to offer proctoring services as well as some Welcome Center duties.
Cañada College	Vice President of Student Services/ SparkPoint	1	01/02/2019	06/30/2019	Office Assistant II: <i>Previously requested position</i> Provide support for SparkPoint. Duties will include SparkPoint support, food pantry efforts, and student assistant training and data entry. Funded by the Hunger Free Allocation Grant.

College of San Mateo	KCSM	5	01/02/2019	06/30/2019	FM Announcers: <i>Previously requested position</i> Positions will assist with selecting music; creating lists of music scheduled to play; hosting radio programs; producing promotional announcements; and operating specialized station equipment.
College of San Mateo	Enrollment Services/ Guided Pathways	1	01/02/2019	02/28/2019	Office Assistant II: Position will support Year One Promise initiative, Guided Pathways, ACCEL and other student services programs. The position will be shared between Student Services Programs and Academic Support Programs.
College of San Mateo	Student Services/ Child Development Center	1	01/02/2019	06/30/2019	Child Development Center Aide I: <i>Previously requested position</i> Regulating agencies mandate that CSM Child Development Center maintain required adult/child ratios when serving children 2 1/2 to 5 years old. In order to operate in accordance with regulating agencies, 2 Classified Short Term Hourly Child Development Center Aide I positions are needed. Child Development Aide I staff assists in the supervision of children and in the planning and implementation of curriculum.
District Office	ITS	1	12/01/2018	05/31/2019	Senior Programmer II: Position needed to develop and enhance computer programs that support enhancements to the Promise Scholarship application and create process to report application data in the warehouse.
District Office	Facilities, Planning & Operations	2	01/01/2019	06/30/2019	Project Manager II: Temporary positions as needed to provide support to CIP projects.
Skyline College	Vice President of Administrative Services	1	01/02/2019	06/30/2019	Shipping & Receiving Clerk: Requesting one position on a part-time temporary basis to assist office with mail room duties.

BOARD REPORT NO. 19-1-100B

TO: Members of the Board of Trustees
FROM: Ron Galatolo, Chancellor
PREPARED BY: Mitchell Bailey, Chief of Staff, 574-6510

**PUBLIC HEARING ON CERTIFICATION OF FINAL SUBSEQUENT ENVIRONMENTAL
IMPACT REPORT (SEIR) MITIGATION MONITORING AND REPORTING PROGRAM
(MMRP) FOR COLLEGE OF SAN MATEO BUILDING 20 DEMOLITION PROJECT**

The Board will hold a public hearing on the final SEIR for the College of San Mateo Building 20 Demolition Project prior to considering adoption of two resolutions: (1) certifying the SEIR and (2) approving the project and adopting the findings, statement of overriding considerations, and the revised Mitigation, Monitoring and Reporting Program (MMRP).

PROJECT: College of San Mateo Building 20 Demolition (State Clearinghouse #: 2015052007)

PROJECT LOCATION: The Building 20 site is located in the interior of the College of San Mateo campus, located at 1700 Hillsdale Blvd., San Mateo, CA 94402.

PROJECT DESCRIPTION: The College of San Mateo Building 20 Demolition project would entail demolishing all existing structures and vegetation within the Project Change Site and replacing them with a single surface parking lot containing up to 208 uncovered parking stalls, along with attendant landscaping, lighting, signage, storm drainage, and security improvements.

DOCUMENTS:

- DRAFT Subsequent Environmental Impact Report:
<https://www.smccd.edu/facilities/community/CSM%20Building%202020%20Draft%20SEIR.pdf>
- FINAL Subsequent Environmental Impact Report:
https://www.smccd.edu/facilities/community/FEIR_Building20_20181018_WEB.pdf
- Revised Mitigation and Monitoring Report (College of San Mateo):
https://www.smccd.edu/facilities/community/CSM_Revised%20MMRP_10.19.18.pdf
- Final Subsequent Environmental Impact Report Findings of Fact
https://www.smccd.edu/facilities/community/Bldg20Demo-CEQA%20Findings_12.5.18.pdf

PUBLIC COMMENT: All interested persons are invited to attend this public hearing and to present written and/or oral comments. All letters should be addressed to the San Mateo County Community College District, Office of the Chancellor, 3401 CSM Drive, San Mateo, CA 94402. Letters must be received by the District on or before the date of the hearing or can be submitted at the hearing.

Copies of the DRAFT and FINAL SEIR are available for review and comment at the San Mateo County Community College District Office (address above) and online at the links above.

Comments and recommendations on the adequacy of the Final SEIR may be filed at the above address or by email to baileym@smccd.edu.

BOARD REPORT NO. 19-1-101B

TO: Members of the Board of Trustees
FROM: Ron Galatolo, Chancellor
PREPARED BY: Mitchell Bailey, Chief of Staff, 574-6510

ADOPTION OF RESOLUTION NO. 19-1 CERTIFYING THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR COLLEGE OF SAN MATEO BUILDING 20 DEMOLITION PROJECT, AND RESOLUTION NO. 19-2 ADOPTING THE CEQA FINDINGS OF FACT, MITIGATION MONITORING AND REPORTING PLAN, AND APPROVING THE COLLEGE OF SAN MATEO BUILDING 20 DEMOLITION PROJECT

The District engaged ICF to analyze the proposed demolition of Building 20 at the College of San Mateo on the basis of the California Environmental Quality Act and the State CEQA Guidelines and prepared a Subsequent Environmental Impact Report (SEIR) disclosing the significant environmental impacts of the Project. The SEIR is based upon the certified *San Mateo Community College District 2015 Facilities Master Plan Amendment Final Environmental Impact Report* (2015 Certified EIR). The Final SEIR prepared by the District determined that the Project could have potentially significant effects on the environment. With the exception of air quality impact CSM-AQE-5, described below, all of the impacts can be reduced below the level of significance by mitigation measures.

Consistent with CEQA's requirements, the Draft SEIR was circulated for a public comment period beginning on July 24, 2018 and ending on September 10, 2018. All written comments received during the public comment period were responded to in Chapter 3 of the Final SEIR. An additional correspondence (Attachment 4) was received from an interested party moments prior to the Board's December 12 meeting. Staff has worked with the District's EIR consultant and special counsel to review the additional information and comments (Attachment 3). Staff concurs with the District's EIR consultant and special counsel that there are no credible issues that would warrant delay in consideration of this matter.

Prior to approving the Project, the Board must certify that it has considered the Final SEIR, that the Final SEIR adequately meets the requirements of CEQA, and the Final SEIR reflects the independent judgment of the Board. If the Board approves the Project, it must also adopt findings of fact regarding the significant effects and the alternatives identified in the Final SEIR. The Final SEIR concluded that there would be a significant and unavoidable environmental impact on air quality during the Project's construction. Accordingly, the Board must adopt a Statement of Overriding Considerations describing the Project benefits that outweigh this impact.

The SEIR included revisions to some mitigation measures for CSM in the 2015 Certified EIR, as well as new mitigation measures to reduce potentially significant environmental impacts related to the Project Change to a less-than-significant level. Accordingly, a revised mitigation monitoring and reporting program (MMRP) has been prepared. Pursuant to Public Resources Code, the Board must also adopt the revised MMRP for the mitigation measures that are the Board's responsibility to implement. The revised MMRP establishes a program to ensure that the adopted mitigation measures identified in the Final SEIR will be implemented, as amended by the Final SEIR.

Staff has provided a proposed resolution to accomplish the approval of the project, adoption of findings (Attachment 1), the statement of overriding considerations, and the MMRP (Attachment 2), so that the required sequence of legal conclusions are documented for the administrative record.

Thus, if it decides to approve the project, the Board must make two independent, sequential motions to adopt the resolutions: (1) certifying the SEIR, and (2) approving the project and adopting the findings, statement of overriding considerations, and the MMRP.

If the Board approves the project, staff will promptly prepare and file with the State Clearinghouse and County Clerk the notice of Determination under CEQA, which commences a 30-day statute of limitations for any legal challenges to be filed regarding the Board's compliance with CEQA.

RECOMMENDATION

It is recommended that the Board adopt Resolution No. 19-1, certifying the Final Subsequent Environmental Impact Report for College of San Mateo Building 20 Demolition Project, and adopt Resolution No. 19-2, accepting the CEQA Findings of Fact, Mitigation Monitoring and Reporting Plan and approving the College of San Mateo Building 20 Demolition Project.

**RESOLUTION NO. 19-1
BY THE GOVERNING BOARD OF THE
SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT
STATE OF CALIFORNIA**

**CERTIFICATION OF THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
(SEIR) FOR THE COLLEGE OF SAN MATEO
BUILDING 20 DEMOLITION PROJECT**

WHEREAS, on December 9, 2015, through Resolution 15-33, the Board of Trustees certified a Final EIR for the 2015 Facilities Master Plan Amendment Project which evaluated construction and operations impacts that carrying out the Facilities Master Plan as amended would have on the environment on and around the District's three campuses; and

WHEREAS, using the approved 2015 Facilities Master Plan Amendment Project as a foundation, and pursuant to the California Environmental Quality Act (CEQA), the District prepared and circulated a draft supplemental environmental impact report from July 25, 2018 and September 10, 2018, that analyzed the potentially significant environmental impacts of the proposed College of San Mateo Building 20 demolition project; and

WHEREAS, the Draft SEIR concludes that all potentially significant environmental impacts save one, an unavoidable air quality impact at College of San Mateo related to sensitive receptors to pollutant emissions resulting from construction under the project, can be feasibly mitigated to a less than significant level through the implementation of recommended mitigation measures set forth in the SEIR; and

WHEREAS, the District received eight comments from state agencies, local agencies, individuals and organizations regarding the proposed project and/or the Draft SEIR and has prepared responses to all timely, substantive comments, which are set forth in the Final SEIR; and

WHEREAS, the Final SEIR also contains some minor text revisions recommended as a result of some comments received, but which do not change any of the substantive impact conclusions or analysis in the Draft SEIR.

NOW, THEREFORE, IT IS RESOLVED by the Board of Trustees of the San Mateo County Community College District as follows:

The Board hereby certifies that:

- a) the Final Subsequent Environmental Impact Report for the College of San Mateo Building 20 Demolition Project has been completed in compliance with CEQA;
- b) the Final SEIR for the College of San Mateo Building 20 Demolition Project has been presented to the Board and the Board has reviewed and considered the information contained in the Final SEIR;
- c) the Final SEIR for the College of San Mateo Building 20 Demolition Project reflects the Board's independent judgment and analysis.

REGULARLY PASSED AND ADOPTED this 9th day of January 2019.

Ayes:

Noes:

Abstentions:

Attest: _____

Karen Schwarz

Vice President-Clerk, Board of Trustees

**RESOLUTION NO. 19-2
BY THE GOVERNING BOARD OF THE
SAN MATEO COUNTY COMMUNITY COLLEGE
DISTRICT STATE OF CALIFORNIA**

**ADOPTION OF CEQA FINDINGS OF FACT FOR COLLEGE OF SAN MATEO
BUILDING 20 DEMOLITION PROJECT, STATEMENT OF OVERRIDING
CONSIDERATIONS, AND MITIGATION MONITORING AND REPORTING PLAN; AND
APPROVAL OF COLLEGE OF SAN MATEO BUILDING 20 DEMOLITION PROJECT**

WHEREAS, the Board of Trustees has certified the Final Subsequent Environmental Impact Report (SEIR) for the College of San Mateo Building 20 Demolition Project in Resolution 19-1, and hereby incorporates by reference the statements contained in that Resolution; and

WHEREAS, the Final SEIR certified by Resolution 19-1 evaluates construction and operations impacts that carrying out the College of San Mateo Building 20 Demolition Project would have on the environment on and around the College of San Mateo.

NOW, THEREFORE, BE IT RESOLVED by the San Mateo County Community College District Board of Trustees, that it takes the following actions:

Section 1. Adoption of CEQA Findings of Fact, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program.

(a) As the decision-making body for the San Mateo County Community College District, the Board has reviewed and considered the information contained in the Final SEIR for the College of San Mateo Building 20 Demolition Project and in the CEQA Findings of Fact attached hereto as Exhibit "A" and supporting documentation. The Board determines that the CEQA Findings of Fact documents identify the significant environmental impacts and mitigation measures associated with the proposed College of San Mateo Building 20 Demolition Project. The Board further finds that the CEQA Findings of Fact have been completed in compliance with CEQA and the State CEQA Guidelines. The Board hereby approves and adopts the CEQA Findings of Fact attached hereto as Exhibit "A".

(b) The Board hereby finds that the Statement of Overriding Considerations was completed in accordance with Public Resources Code section 21081 and State CEQA Guidelines Section 15093, subdivision (a), which states that CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. The Statement of Overriding Considerations for College of San Mateo are included in the Findings of Fact attached hereto as Exhibit "A" and set forth one significant environmental effects that is found to be unavoidable but is acceptable due to the overriding considerations and benefits expected to result from implementing the College of San Mateo Building 20 Demolition Project. The Board hereby approves and adopts the Statement of Overriding Considerations included in the College of San Mateo Findings of Fact attached hereto as Exhibit "A".

(c) Pursuant to Public Resources Code section 21081.6, and State CEQA Guidelines Section 15091, subdivision (d), the Board hereby adopts the Revised Mitigation Monitoring and Reporting Program attached hereto as Exhibit "B", which ensures that required mitigation is implemented as the College of San Mateo Building 20 Demolition Project is carried out.

Section 2. Approval of the College of San Mateo Building 20 Demolition Project.

Based on and in consideration of all of the foregoing, the Board hereby approves the proposed College of San Mateo Building 20 Demolition Project described in the Final SEIR, along with the project design features which have been incorporated into the project and the mitigation measures described in the Findings of Fact attached hereto as Exhibit A and reflected in the Revised Mitigation Monitoring and Reporting Program (MMRP) attached hereto as Exhibit B, and which MMRP shall be a condition of the approved project.

Section 3. Next Steps.

The Board hereby directs staff to file a CEQA Notice of Determination with the State Clearinghouse and San Mateo County Clerk and to take any other necessary steps to obtain all additional permits, approvals and rights that would allow construction, and operation when funding and other considerations permit, of the College of San Mateo Building 20 Demolition Project as approved in Section 2.

REGULARLY PASSED AND ADOPTED this 9th day of January 2019.

Ayes:

Noes:

Abstentions:

Attest: _____

Karen Schwarz

Vice President-Clerk, Board of Trustees

San Mateo County Community College District
College of San Mateo Building 20 Demolition
Final Subsequent Environmental Impact Report
Findings of Fact for the College of San Mateo

I. INTRODUCTION

A. CEQA Process

The San Mateo County Community College District (District) analyzed the proposed demolition of Building 20 at the College of San Mateo (Project Change) on the basis of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000, et seq.) and prepared a Subsequent Environmental Impact Report (SEIR) disclosing the significant environmental impacts of the Project. The SEIR is based upon the certified *San Mateo Community College District 2015 Facilities Master Plan Amendment Final Environmental Impact Report* (2015 Certified EIR). The Final SEIR prepared by the District determined that the Project could have potentially significant effects on the environment. With the exception of air quality impact CSM-AQE-5, described below, all of the impacts can be reduced below the level of significance by mitigation measures.

Consistent with CEQA's requirements, the Draft SEIR was circulated for a public comment period beginning on July 24, 2018 and ending on September 10, 2018. All written comments received during the public comment period were responded to in Chapter 3 of the Final SEIR.

Prior to approving the Project, the District's Board of Trustees (Board) will certify that it has considered the Final SEIR, that the Final SEIR adequately meets the requirements of CEQA, and the Final SEIR reflects the independent judgment of the Board. Upon approving the Project, the Board will adopt the following findings of fact regarding the significant effects and the alternatives identified in the Final SEIR. The Final SEIR concluded that there would be a significant and unavoidable environmental impact on air quality during the Project's construction. Accordingly, the Board will adopt a Statement of Overriding Considerations describing the Project benefits that outweigh this impact.

The SEIR included revisions to some mitigation measures for CSM in the 2015 Certified EIR as well as new mitigation measures to reduce potentially significant environmental impacts related to the Project Change to a less-than-significant level. Accordingly a revised mitigation monitoring and reporting program (MMRP) was prepared. Pursuant to Public Resources Code (PRC) Section 21081.6, the Board is also adopting the revised MMRP for the mitigation measures that are the Board's responsibility to implement. The revised MMRP establishes a program to ensure that the adopted mitigation measures identified in the Final SEIR will be implemented, as amended by the Final SEIR.

B. Environmental Impact Report (EIR)

The SEIR evaluates the potential for the proposed demolition of Building 20 to result in significant effects on the environment that were not disclosed in the 2015 Certified EIR. In accordance with CEQA Guidelines Section 15091, the Board is adopting the following findings. In addition, it is adopting a revised MMRP to monitor the mitigation measures incorporated to avoid or substantially lessen significant environmental effects to ensure they will be implemented.

C. Record of Proceedings

For the purposes of CEQA, and the findings herein set forth, the administrative record for the Project consists of those items listed in Public Resources Code section 21167.6, subdivision (e). The record of proceedings for the District's decision on the Project can be reviewed at the District's office. Pursuant to Guidelines section 15091(e), the administrative record of these proceedings is located, and may be obtained there. The custodian of the record is Mitchell Bailey, Chief of Staff.

San Mateo County Community College District
3401 CSM Drive
San Mateo, CA 94402
Contact: Mitchell Bailey, Chief of Staff

D. Overview of the Project

The San Mateo County Community College District (District) certified a Final Environmental Impact Report (2015 Certified EIR, State Clearinghouse #2015052007) for the 2015 Facilities Master Plan Amendment Project, which updated the planned improvements at each of the District's three campuses, including College of San Mateo (CSM). The 2015 Certified EIR evaluated a number of improvements at CSM, including the construction of new Buildings 8 (Gymnasium) and 19 (Emerging Technologies), and the demolition of existing Buildings 8 (Gymnasium), 12 (East Hall), and 19 (Emerging Technologies). The Facilities Master Plan Amendment Project also included the repair and repaving of the campus perimeter road, pedestrian path, and the implementation of landscape and hardscape improvements. These improvements were analyzed at a program level in the 2015 Certified EIR based on conceptual design elements such as general use types and development envelopes. The proposed demolition of the Building 20 Complex buildings and their replacement with a single surface parking lot (Project Change) was not evaluated in the 2015 Certified EIR. Accordingly, the Project Change is evaluated in the SEIR.

As discussed in Chapter 1, *Introduction*, of the SEIR, the Building 20 Demolition Project, or Project Change, is a change to the Facilities Master Plan Amendment Project analyzed in the 2015 Certified EIR. The 2015 EIR did not evaluate any changes to the Building 20 complex site because the Building 20 project was under litigation at the time. The previous litigation involved an Addendum for the Building 20 project that tiered from a 2006 Mitigated Negative Declaration (MND). These documents are separate from the 2015 EIR, and the Court of Appeal's ruling on the 2011 Addendum (see *Friends of the College of San Mateo Gardens v. San Mateo Community*

College District (2017) 11 Cal.App.5th 596) has no bearing on the 2015 EIR.

The Project Change would entail demolishing all existing structures and vegetation within the Building 20 Complex (Project Change Site) and replacing them with a single surface parking lot containing up to 208 uncovered parking stalls, along with attendant landscaping, lighting, signage, storm drainage, and security improvements. The Project Change would provide Americans with Disabilities Act (ADA)-accessible parking, direct access, and loading space for the new Building 19, Emerging Technologies, evaluated in the 2015 Certified EIR, as well as provide parking options for the much-utilized nearby Building 10 for students, employees, and the community/visitors. The Project Change is also needed as an adjacent construction staging site during the construction of the new Building 19.

The District has identified the following objectives for the Project:

- Provide parking, direct access, and loading space for the new Building 19, Emerging Technologies.
- Provide a staging area for the construction of the new Building 19, Emerging Technologies, that is adequately sized and located so as to minimize environmental impacts and disruptions to ongoing campus activities during Building 19 construction.
- Expand parking options on the east side of the campus to better serve current students, staff, and the community/visitors who access much-utilized facilities such as Building 10.
- Improve access for disabled persons.
- Ensure safety of students and faculty by removing unsafe structures.

II. FINDINGS REQUIRED UNDER CEQA

A. Explanation of Findings

Prior to approval of a project, the Final SEIR must be certified pursuant to Section 15090 of the CEQA Guidelines. When a certified Final EIR identifies one or more significant environmental impacts, the approving agency must make one or more of the following findings, accompanied by a brief explanation of the rationale for each identified significant impact (Section 15091 of the CEQA Guidelines):

- a. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.
- b. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency, or can and should be adopted by such other agency.
- c. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

By way of explanation: finding a. is used when the lead agency is adopting a mitigation measure to address the Project's significant impacts; finding b. is used when another agency (i.e., a responsible agency) has responsibility for adopting the mitigation measure; and finding c. is used when either a mitigation measure or an alternative identified in the Final EIR is rejected as infeasible. No findings are required for impacts that are less than significant and require no mitigation. Section 15092 of the CEQA Guidelines states that after consideration of a Final EIR, and in conjunction with making the Section 15091 findings identified above, as well as a statement of overriding considerations where necessary under Section 15093, the lead agency may approve the project.

These findings constitute the District's best efforts to set forth the evidentiary and policy bases for its decision to approve the Project in a manner consistent with the requirements of CEQA. To the extent that these findings conclude that various proposed mitigation measures outlined in the Final EIR are feasible, the District hereby binds itself to implement these measures. These findings, in other words, are not merely informational, but rather constitute a binding set of obligations that will come into effect when the District adopts a resolution approving the Project.

These findings summarize the impacts and mitigation measures identified in the SEIR. The full descriptions of the following impacts and mitigation measures are contained in the Final SEIR for the Project. The descriptions are incorporated herein by reference.

B. Adopted Findings on Environmental Impacts

Aesthetics

Impact CSM-AES-1: Result in temporary visual impacts caused by construction activities.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final SEIR.

Supporting Evidence:

The Board has adopted the following two mitigation measures to reduce this impact to a less than significant level. These measures were originally identified in the 2015 Certified EIR and are accordingly adopted for the Project as amended by the Project Change.

CSM-AES-1: Limit exterior construction activities to daylight hours at the College of San Mateo within 0.25 mile of residences.

CSM-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at the College of San Mateo.

Limiting construction that is within the viewline of nearby residences to daylight hours avoids the use of lights that at night might otherwise be visually intrusive. Ensuring that the Project Change will not raise dust during construction will avoid a visual impact.

Impact CSM-AES-2: Substantially degrade the existing visual character or quality of the site and its surroundings, including views from scenic vistas.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final SEIR.

Supporting Evidence:

The Board has adopted the following two mitigation measures to reduce this impact to a less than significant level.

CSM-AES-2: Relocate unique botanical specimens on the Building 20 Complex at CSM.

CSM-AES-3: Relocate existing commemorative plaques.

These measures reduce below a level of significance the aesthetic effect of removing unique plantings from the Project Change Site by preserving to the extent feasible unique visual resources and enhancing landscaping throughout the campus with these botanical specimens.

Impact CSM-AES-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final SEIR.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. The measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project, as amended by the Project Change.

CSM-AES-4: Apply minimum lighting standards at the College of San Mateo.

Measure CSM-AES-4 establishes specific requirements to minimize lighting at night when buildings are empty and to minimize the effects of outdoor lighting by specifying types of lighting and shielding requirements.

Air Quality and Energy

Impact CSM-AQE-2: Violate a BAAQMD air quality standard or substantially contribute to an existing or projected air quality violation during Project construction.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following five mitigation measures to reduce this impact to a less than significant level. These measures were originally identified in the 2015 Certified EIR and are accordingly adopted for the Project, as amended by the Project Change.

CSM-AQE-1: Implement BAAQMD basic construction mitigation measures to reduce construction-related NO_x emissions at the College of San Mateo.

CSM-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO_x emissions at the College of San Mateo.

CSM-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at the College of San Mateo.

CSM-AQE-4: Offset NO_x emissions generated during construction to quantities below applicable BAAQMD CEQA thresholds at the College of San Mateo.

CSM-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM₁₀ and PM_{2.5} dust at the College of San Mateo.

Measure CSM-AQE-1 will ensure that the construction contractor implements the basic control measures to reduce NO_x emissions from construction equipment that are recommended by the Bay Area Air Quality Management District (BAAQMD). Measure CSM-AQE-2 requires the construction contractor implement the additional NO_x emissions control measures promulgated by BAAQMD to avoid a significant emission impact. Measure CSM-AQE-3 requires the use of Tier 4 engines for construction equipment, thereby reducing the Diesel Particulate Matter (DPM), Reactive Organic Gases (ROG), and NO_x emissions that would otherwise come from construction equipment. Measure CSM-AQE-4 measure commits the District to entering into a development mitigation contract with BAAQMD in order to reduce criteria pollutant emissions generated during construction of the Project to quantities below the numeric BAAQMD thresholds. The measure identifies specific contents of the contract to ensure that the offsets will be real. Together, measures CSM-AQE-1 through CSM-AQE-4 will maintain potential NO_x emissions below the threshold level. Measure CSM-AQE-5 specifies the actions that the District will undertake to meet the BAAQMD's reduction standards. These will ensure that the Project, as amended by the Project Change, does not exceed BAAQMD thresholds for particulate matter emissions.

Impact CSM-AQE-4: Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The BAAQMD thresholds for criteria pollutants are thresholds for both individual impacts and for the level at which an individual impact would be cumulatively considerable. The Board has adopted the following five mitigation measures which reduce the impact to a less than significant level.

CSM-AQE-1: Implement BAAQMD basic construction mitigation measures to reduce construction-related NO_x emissions at the College of San Mateo.

CSM-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO_x emissions at the College of San Mateo.

CSM-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at the College of San Mateo.

CSM-AQE-4: Offset NO_x emissions generated during construction to quantities below applicable BAAQMD CEQA thresholds at the College of San Mateo.

CSM-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM₁₀ and PM_{2.5} dust at the College of San Mateo.

These measures were originally identified in the 2015 Certified EIR and are accordingly adopted for the Project, as amended by the Project Change. The measures reduce this impact in the manner discussed in Impact CSM-AQE-2 above so that the Project, as amended by the Project Change, will not make a cumulatively considerable contribution to the air basin's non-attainment.

Impact CSM-AQE-5: Expose existing sensitive receptors to substantial pollutant concentrations during construction.

Findings:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report. Even so, the effect will remain significant and unavoidable, as the changes or alterations may not reduce the effect to a less than significant level.

Supporting Evidence:

The Board has adopted the following four mitigation measures to reduce this temporary impact, but not to a less than significant level. These measures were originally identified in the 2015 Certified EIR and are accordingly adopted for the Project.

CSM-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO_x emissions at College of San Mateo.

CSM-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at College of San Mateo.

CSM-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM₁₀ and PM_{2.5} dust at College of San Mateo.

CSM-AQE-6: Install filtration systems on ventilation and recirculation systems at the College of San Mateo and at off-site receptors over BAAQMD PM 2.5 thresholds during construction.

Measure CSM-AQE-2 requires the construction contractor implement the additional NO_x emissions control measures promulgated by BAAQMD. Measure CSM-AQE-3 requires the use of Tier 4 engines for construction equipment, thereby reducing DPM, ROG, and NO_x emissions that would otherwise come from construction equipment. Measure CSM-AQE-5 specifies the measures that the District will undertake to meet the BAAQMD's reduction standards, thereby ensuring that the Project does not exceed BAAQMD thresholds for particulate matter emissions. Measure CSM-AQE-6 will require the District to install filtration systems on ventilation and recirculation systems within onsite residences where the BAAQMD PM_{2.5} concentration thresholds are exceeded after application of other onsite construction air quality mitigation measures. The measure specifies the minimum quality filter required and provides for future maintenance to ensure that filtration continues as long as necessary.

With these mitigation measures, this impact would be less than significant at onsite receptors and would be below the threshold at offsite receptors but would remain significant and unavoidable at offsite receptors. Specifically, impacts at offsite receptors would remain significant and unavoidable at a park and some offsite receptors either may not be able to install filtration systems or may not agree to the installation of filtration systems and the District does not have the legal authority to require offsite receptors to install the filtration systems or to otherwise comply with the provisions of CSM-AQE-6. It is outside the District's jurisdiction and control to address offsite construction impacts as there are no alternative mitigation measures that are feasible to reduce PM 2.5 emissions during construction.

Biological Resources

Impact CSM-BIO-1: Impact special-status plant species.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-BIO-1: Implement special-status plant species avoidance and revegetation measures at the College of San Mateo.

Measure CSM-BIO-1 will require the District to retain a qualified botanist to undertake a blooming season survey of any areas of proposed construction disturbance that contain suitable habitat for western leatherwood, fragrant fritillary, congested-headed hayfield tarplant, Choris' popcornflower, and showy Ranheria clover. The surveys will be conducted in accordance with CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities. If any such plants are encountered, the District would prepare a revegetation and monitoring plan as specified in this measure. The plan includes performance measures to ensure successful revegetation.

Impact CSM-BIO-2: Impact special-status bird species.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-BIO-2: Implement white-tailed kite and other nesting bird avoidance measures at the College of San Mateo.

This measure includes requirements that avoid conflicts with nesting birds. It will require that prior to any construction activities scheduled during the bird nesting season (February 1 to August 31), the District retain a qualified wildlife biologist to conduct preconstruction surveys for nesting birds, including raptors. The measure establishes requirements for avoidance including the removal of nonactive nests outside of the nesting season and, if active nests are found on the building or in the affected area, a halt to demolition until the biologist verifies that all nests on the building are inactive.

Impact CSM-BIO-3: Impact special-status bats.***Finding:***

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-BIO-3: Implement fringed myotis, pallid bat, and hoary bat avoidance measures at the College of San Mateo.

This measure includes requirements that avoid conflicts with roosting bats. It will require that prior to any construction activities at sites offering suitable bat roosting habitat, the District retain a qualified wildlife biologist to conduct preconstruction surveys for fringed myotis, pallid bat, and hoary bat. The measure prescribes specific avoidance and minimization measures that will be refined in coordination with the California Department of Fish and Wildlife to ensure their effectiveness.

Impact CSM-BIO-4: Impact native wildlife nursery sites.***Finding:***

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-BIO-2: Implement white-tailed kite and other nesting bird avoidance measures at the College of San Mateo.

This will require that prior to any construction activities scheduled during the bird nesting season (February 1 to August 31), the District retain a qualified wildlife biologist to conduct preconstruction surveys for nesting birds, including raptors. The measure establishes requirements for avoidance including the removal of nonactive nests outside of the nesting season and, if active nests are found on the building or in the affected area, a halt to demolition until the biologist verifies that all nests on the building are inactive.

Cultural Resources

Impact CSM-CUL-2: Cause a substantial adverse change in the significance of an archaeological resource as defined in Section 15064.5.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-CUL-1: Stop work if cultural resources are encountered during ground-disturbing activities at the College of San Mateo.

This measure will ensure the construction specifications include a stop work order if prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, until a qualified archaeologist and Native American representative can assess the significance of the find. Where the find is significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.

Impact CSM-CUL-3: Disturb any human remains, including those interred outside of formal cemeteries.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-CUL-2: Stop work if human remains are encountered during ground-disturbing activities at the College of San Mateo.

This measure will ensure the construction specifications include a stop work order if human remains are discovered during construction or demolition. It will require that any remains be treated in accordance with Section 7050.5(b) of the California Health and

Safety Code. That code includes specific requirements for the proper treatment of Native American remains.

Geology, Soils, and Paleontology

Impact CSM-GEO-2: Expose people or structures to strong seismically-induced groundshaking.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-GEO-1: Prepare a site-specific geotechnical investigation for all structures to be occupied by humans at the College of San Mateo and comply with recommendations.

This measure will require the District to have a qualified engineer prepare design-level geotechnical investigations for each Project element involving human occupation. The geotechnical investigation report will include recommendations to ensure the building is designed in accordance with the specifications of CGS Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act, which will minimize the structural damage and risk to humans from seismically induced groundshaking.

Impact CSM-GEO-5: Result in loss of topsoil as a result of Project construction and operation.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-GEO-2: Stockpile topsoil removed during construction at the College of San Mateo and reuse stockpiled topsoil during revegetation.

Under this measure, the contractor(s) retained for construction and revegetation of the Project will stockpile excavated topsoil on disturbed areas within the campus boundaries (e.g., parking lot expansion areas) so that it can be reused for revegetation on the campus as needed. To ensure maximum topsoil recovery, topsoil will be stockpiled separately from other excavated materials and covered. Revegetation and landscaping will use stockpiled topsoil.

Impact CSM-GEO-7: Increase risk of damage to Project structures as a result of Project location on expansive soils.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-GEO-1: Prepare a site-specific geotechnical investigation for all structures to be occupied by humans at the College of San Mateo and comply with recommendations.

This measure will require the District to have a qualified engineer prepare design-level geotechnical investigations for each Project element involving human occupation. The geotechnical investigation report will include recommendations to ensure the site is prepared prior to construction and the building is designed to minimize the structural damage and risk to humans from expansive soils.

Greenhouse Gases

Impact CSM-GHG-1: Generate GHG emissions during project construction.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following two mitigation measures to reduce this impact to a less than significant level. These measures were originally identified in the 2015 Certified EIR and are accordingly adopted for the Project as amended by the Project Change.

CSM-GHG-1: Where feasible, implement BAAQMD's best management practices for GHG emissions at College of San Mateo.

CSM-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at College of San Mateo.

Measure CSM-GHG-1 will require all construction contractors to implement the BAAQMD-recommended best management practices to reduce GHG emissions. These include using alternative-fueled (e.g., biodiesel, electric) construction vehicles/equipment in at least 15% of the fleet, using at least 10% local building materials, and recycling at least 50% of construction waste or demolition materials. Measure CSM-AQE-5 specifies the measures that the District will undertake to meet the BAAQMD's particulate matter reduction standards. Actions taken under this measure, such as limited construction vehicle speed, have the benefit of also reducing GHG emissions.

Hazards and Hazardous Materials

Impact CSM-HAZ-1: Cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during Project construction or from Project operation.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-HAZ-1: Prepare and implement a Spill Prevention, Control, and Countermeasure Program for construction activities at the College of San Mateo.

Under this measure, the contractors will develop (subject to District review and approval) and implement a spill prevention, control, and countermeasure program (SPCCP) to minimize the potential for and effects from spills of hazardous, toxic, or petroleum substances during construction and demolition activities. The SPCCP will be completed before any construction or demolition activities begin. The measure includes performance standards for the treatment of any reportable spill to ensure that impacts will be kept below a level of significance.

Impact CSM-HAZ-2: Cause 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 during Project construction.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following two mitigation measures to reduce this impact to a less than significant level. These measures were originally identified in the 2015 Certified EIR and are accordingly adopted for the Project as amended by the Project Change.

CSM-HAZ-2: Prepare a site safety plan (soil and groundwater management plan) to protect people from residual soil/groundwater contamination during construction at the College of San Mateo.

CSM-HAZ-3: Implement measures to protect people from exposure to lead and asbestos in buildings during building renovation or demolition activities at the College of San Mateo.

Measure CSM-HAZ-2 requires the construction specifications to include specific performance standards to protect construction workers and/or the public from known or previously undiscovered soil and groundwater contamination during construction activities. Prior to excavation, a Site Safety Plan (soil and groundwater management plan) will be prepared, as specified in the measure. Measure CSM-HAZ-3 provides that to protect construction workers and the public from known or undiscovered hazardous building materials, including asbestos and lead, all demolition activities will be undertaken in accordance with the California Occupational Safety and Health Administration standards contained in Title 8 of the California Code of Regulations.

Impact CSM-HAZ-4: Emit or involve handling of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following three mitigation measures to reduce this impact to a less than significant level. These measures were originally identified in the 2015 Certified EIR and are accordingly adopted for the Project as amended by the Project Change.

CSM-HAZ-1: Prepare and implement a Spill Prevention, Control, and Countermeasure Program for construction activities at the College of San Mateo.

CSM-HAZ-2: Prepare a site safety plan (soil and groundwater management plan) to protect people from residual soil/groundwater contamination during construction at the College of San Mateo.

CSM-HAZ-3: Implement measures to protect people from exposure to lead and asbestos in buildings during building renovation or demolition activities at the College of San Mateo.

Under measure CMS-HAZ-1, the contractors will develop (subject to District review and approval) and implement a spill prevention, control, and countermeasure program to minimize the potential for and effects from spills of hazardous, toxic, or petroleum substances during construction and demolition activities. The SPCCP will be completed before any construction or demolition activities begin. The measure includes performance standards for the treatment of any reportable spill to ensure that impacts will be kept below a level of significance. Measure CMS-HAZ-2 requires the construction specifications to include specific performance standards to protect construction workers and/or the public from known or previously undiscovered soil and groundwater contamination during construction activities. Prior to excavation, a Site Safety Plan (soil and groundwater management plan) will be prepared, as specified in the measure. Measure CMS-HAZ-2 provides that all demolition activities will be undertaken in accordance with the California Occupational Safety and Health Administration standards contained in Title 8 of the California Code of Regulations. This will protect construction workers and the public from known or undiscovered hazardous building materials, including asbestos and lead.

Impact CSM-HAZ-6: Interfere with adopted emergency response plan or emergency evacuation plan.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-TRA-1: Implement a Traffic Control Plan during construction at the College of San Mateo.

This measure will require the construction contractor(s) to develop a traffic control plan, consistent with the performance measures set out in the mitigation measure, to minimize the effects of construction traffic on the surrounding area. The plan will be subject to review and approval by the District.

Impact CSM-HAZ-7: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following two mitigation measures to reduce this impact to a less than significant level. These measures were originally identified in the 2015 Certified EIR and are accordingly adopted for the Project as amended by the Project Change.

CSM-HAZ-4: Comply with legal requirements for fire prevention during construction activities at the College of San Mateo.

CSM-HAZ-5: Create and maintain adequate firebreaks and practice fire prevention at the College of San Mateo.

Measure CSM-HAZ-4 requires compliance with Public Resources Code Sections 4427 (distance from construction equipment), 4428 (fire suppression equipment on site), 4431 (distance from gasoline-powered power tools), and 4442 (spark arrestors on internal combustion engine equipment) which will ensure that fire hazard is minimized. Measure CSM-HAZ-5 establishes fire prevention measures at the campus, including fire breaks, availability of extinguishers, and compliance with County and state fire safety requirements, to be implemented for the duration of Project operations.

Hydrology and Water Quality

Impact HYD-1: Violate any water quality standards or waste discharge requirements and/or otherwise substantially degrade water quality.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following five mitigation measures to reduce this impact to a less than significant level. Measures CSM-HYD-1, CSM-HYD-2, CSM-HAZ-1, and CSM-HAZ-2 were originally identified in the 2015 Certified EIR and are accordingly adopted for the Project as amended by the Project Change.

CSM-HYD-1: Implement erosion-control measures to protect water quality during construction at College of San Mateo.

CSM-HYD-2: Design and maintain hydromodification features as postconstruction measures at the College of San Mateo.

CSM-HAZ-1: Prepare and implement a Spill Prevention, Control, and Countermeasure Program for construction activities at the College of San Mateo.

CSM-HAZ-2: Prepare a site safety plan (soil and groundwater management plan) to protect people from residual soil/groundwater contamination during construction at the College of San Mateo.

CSM-HYD-3: Design and maintain stormwater treatment features as postconstruction measures at the Building 20 Complex at the College of San Mateo.

Under measure CSM-HYD-1, the District will ensure the Project's construction specifications include the storm water pollution prevention plan to minimize the mobilization of sediment to storm drains and adjacent water bodies. This measure identifies the requirements of that plan. Measure CSM-HYD-2 will ensure that facility improvement areas are incorporated into the design prior to the construction phase, where feasible, and located to limit stormwater runoff and provide for onsite treatment of contaminants. It includes specific performance standards to ensure its effectiveness. Under measure CSM-HAZ-1, the contractors will develop (subject to District review and approval) and implement a SPCCP to minimize the potential for and effects from spills of hazardous, toxic, or petroleum substances during construction and demolition activities. The SPCCP will be completed before any construction or demolition activities begin. The measure includes performance standards for the treatment of any reportable spill to ensure that impacts will be kept below a level of significance. Measure CSM-HAZ-2 requires the construction specifications to include specific performance standards to protect construction workers and/or the public from known or previously undiscovered soil and groundwater contamination during construction activities. Prior to excavation, a Site Safety Plan (soil and groundwater management plan) will be prepared, as specified in the measure.

Measure CSM-HYD-3 will ensure the design of the proposed parking lot at the Building 20 complex includes appropriately sized stormwater treatment to minimize the mobilization of pollutants to storm drains and adjacent water bodies.

Impact HYD-2: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in a net deficit in aquifer volume or a lowering of the local groundwater table level.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-HYD-2: Design and maintain hydromodification features as postconstruction measures at the College of San Mateo.

This measure will ensure that facility improvement areas are incorporated into the design prior to the construction phase, where feasible, and located to limit stormwater runoff and provide for onsite treatment of contaminants. It includes specific performance standards to ensure its effectiveness.

Impact HYD-3: 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 that would result in substantial erosion or siltation onsite or offsite, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding onsite or offsite.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following three mitigation measures to reduce this impact to a less than significant level. These measures were originally identified in the 2015 Certified EIR and are accordingly adopted for the Project as amended by the Project Change.

CSM-HYD-1: Implement erosion-control measures to protect water quality during construction at College of San Mateo.

CSM-HYD-2: Design and maintain hydromodification features as postconstruction measures at the College of San Mateo.

CSM-HYD-4: Design the site so that post-project peak runoff rates are at or below pre-project peak runoff rates.

Under measure CSM-HYD-1, the District will ensure the Project's construction specifications include the storm water pollution prevention plan to minimize the

mobilization of sediment to storm drains and adjacent water bodies. This measure identifies the requirements of that plan. Measure CSM-HYD-2 will ensure that facility improvement areas are incorporated into the design prior to the construction phase, where feasible, and located to limit stormwater runoff and provide for onsite treatment of contaminants. It includes specific performance standards to ensure its effectiveness. Under measure CSM-HYD-4, the District will adopt design criteria for development projects to protect campus stormwater facilities and to mitigate potential adverse impacts to downstream areas due to increases in peak runoff flow rates.

Impact HYD-4: Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following two mitigation measures to reduce this impact to a less than significant level. Measure CSM-HYD-2 was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-HYD-2: Design and maintain hydromodification features as postconstruction measures at the College of San Mateo.

CSM-HYD-4: Design the site so that post-project peak runoff rates are at or below pre-project peak runoff rates.

Measure CSM-HYD-2 will ensure that facility improvement areas are incorporated into the design prior to the construction phase, where feasible, and located to limit stormwater runoff and provide for onsite treatment of contaminants. It includes specific performance standards to ensure its effectiveness. Under measure CSM-HYD-4, the District will adopt design criteria for development projects to protect campus stormwater facilities and to mitigate potential adverse impacts to downstream areas due to increases in peak runoff flow rates.

Impact HYD-5: 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 or place within a 100-year flood hazard area structures that would impede or redirect flood flows.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following two mitigation measures to reduce this impact to a less than significant level. Measure CSM-HYD-2 was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-HYD-2: Design and maintain hydromodification features as postconstruction measures at the College of San Mateo.

CSM-HYD-4: Design the site so that post-project peak runoff rates are at or below pre-project peak runoff rates.

Measure CSM-HYD-2 will ensure that facility improvement areas are incorporated into the design prior to the construction phase, where feasible, and located to limit stormwater runoff and provide for onsite treatment of contaminants. It includes specific performance standards to ensure its effectiveness. Under measure CSM-HYD-4, the District will adopt design criteria for development projects to protect campus stormwater facilities and to mitigate potential adverse impacts to downstream areas due to increases in peak runoff flow rates.

Noise

Impact CSM-NOI-1: Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-NOI-1: Employ noise-reducing construction practices at the College of San Mateo.

This will require the contractor to employ noise-reducing construction practices to limit noise to be in compliance with the county noise standards between the hours of 6:00 p.m.

and 7:00 a.m. weekdays, 5:00 p.m. and 9:00 a.m. on Saturdays, or at any time on Sundays, Thanksgiving and Christmas. The measure includes specific performance standards to ensure it will be effective.

Impact CSM-NOI-4: Result in a temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-NOI-1: Employ noise-reducing construction practices at the College of San Mateo.

This will require the contractor to employ noise-reducing construction practices to limit noise to be in compliance with the county noise standards between the hours of 6:00 p.m. and 7:00 a.m. weekdays, 5:00 p.m. and 9:00 a.m. on Saturdays, or at any time on Sundays, Thanksgiving and Christmas. The measure includes specific performance standards to ensure it will be effective.

Transportation and Traffic

Impact CSM-TRA-4: Result in potential construction impacts on traffic operation and circulation, transit service, nonmotorized transportation facilities, and emergency access.

Finding:

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final environmental impact report. As shown in the June 6, 2018 Traffic Study for the Demolition of the College of San Mateo Building 20 Complex, the Project Change will not increase any traffic to or from CSM and therefore would not change any of the prior traffic analysis.

Supporting Evidence:

The Board has adopted the following mitigation measure to reduce this impact to a less than significant level. This measure was originally identified in the 2015 Certified EIR and is accordingly adopted for the Project as amended by the Project Change.

CSM-TRA-1: Implement a Traffic Control Plan during construction at the College of San Mateo.

This will require the construction contractor(s) to develop a traffic control plan, consistent with the performance measures set out in the mitigation measure, to minimize the effects of construction traffic on the surrounding area. The plan will be subject to review and approval by the District.

III. FINDINGS REGARDING THE PROJECT ALTERNATIVES

In addition to the No-Project Alternative, the SEIR examined two alternatives: Building Demolition Only and Reduced Parking.

Public Resources Code section 21002 provides that “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects[.]” The CEQA Guidelines defines “feasible” to mean “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social and technological factors.” (CEQA Guidelines Section 15364) The concept of “feasibility” also encompasses the question of whether a particular alternative promotes the underlying objectives of a project. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417.) “[F]easibility’ under CEQA also encompasses ‘desirability’ to the extent that desirability is based on a reasonable balancing of the relevant economic, environmental, social, and technological factors.” (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 410, 417; *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715.)

No Project Alternative: Under this alternative, the proposed facilities improvements would not be made. The Building 20 Complex would not be demolished and the parking lot and associated improvements would not be constructed. Building 20, the greenhouse, the lath house, and the North and South Gardens would continue to exist in their current states. The buildings would continue to need minimal maintenance to maintain safety, and they would continue to occupy space on campus without providing use. The gardens would continue to need maintenance. Existing parking available at the site would remain at its current level.

Finding:

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the project alternatives identified in the environmental impact report.

Supporting Evidence:

The No Project Alternative would not meet any of the Project objectives and is rejected for that reason. In addition, even with maintenance, the structures on site would continue to age because they would not be utilized. Eventually, the structures would be likely to become unsafe. In particular, Building 20 is known to house hazardous building materials, and the potential release of these environmental toxins could pose an environmental hazard.

Building Demolition Only Alternative: Under this alternative Building 20, the greenhouse, and the lath house would be demolished but the parking lot and associated improvements would not be constructed. The former building area would be seeded to provide a larger grassy open area or could potentially provide an opportunity for revegetation with native species. The North and South Gardens would continue to exist in their current states. The gardens and the open space would continue to need maintenance and improvements to repair or replace deteriorating and uneven pathways. Existing parking available at the Project Change Site would remain at its current level.

Finding:

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the project alternatives identified in the environmental impact report.

Supporting Evidence:

This alternative does not meet the following Project objectives and is rejected for that reason:

- *Provide parking, direct access, and loading space for the new Building 19, Emerging Technologies:* Demolition only would not provide sufficient space to serve the new building. As discussed in Section 2.3 in Chapter 2, *Project Description*, of the SEIR, based on the District's past and current practices on other similar construction projects, approximately two acres are needed to provide adequate staging area for the demolition of existing Buildings 12 and 19 and construction of the new 53,250-sf Building 19, Emerging Technologies. For example, the staging area for the current construction of the 55,000-sf Building B23 at Cañada College is approximately 97,500 sf (2.24 acres). The existing parking lot in the Building Only Demolition Alternative would not provide adequate staging area for construction equipment, demolition debris, and building materials associated with the Building 19, Emerging Technologies project.
- *Provide a staging area for the construction of the new Building 19, Emerging Technologies, that is adequately sized and located so as to minimize environmental impacts and disruptions to ongoing campus activities during Building 19 construction:* As discussed above, this alternative would not provide a useful staging area for construction of Building 19.
- *Expand parking options on the east side of the campus to better serve current students, staff, and the community/visitors:* This alternative would not expand parking options.
- *Improve access for disabled students:* This alternative would not change access for the disabled.

Reduced Parking Alternative: This alternative assumes that Building 20, the greenhouse, the

lath house, and a portion of the South Garden would be demolished for construction of a smaller parking lot than that proposed under the Project. Specifically, lots 20, 20A, and 20M would be combined into a single larger parking lot. To accomplish this, the Building 20 Complex would be demolished and a 1.4-acre parking lot containing approximately 180 parking spaces (replacing the existing 30–40 parking spaces) and associated improvements would be constructed. In addition to landscaping, described below, improvements would include storm water drainage, catch basins, and storm water treatment facilities; lighting, signage, and security. The parking lot would be located in the space currently occupied by the buildings and on adjacent space currently occupied by approximately 55 percent of the South Garden and 20 percent of the North Garden.

Approximately 45 percent of the South Garden, including the semi-mature non-native *Metasequoia glyptostroboides* (i.e., dawn redwood) tree and lawn area surrounding it, would be retained and improved with additional plantings. Additionally, over 80 percent of the North Garden would be retained and improved for outdoor education use by science classes. The Reduced Parking Alternative would require the removal of some existing trees, plants, and landscaping elements, but the amount of removed open space would be reduced compared to the Project. Even with the dramatic reeducation to the scope of the project under the Reduced Parking Alternative, the Reduce Parking Alternative would continue to have a significant and unavoidable impact with respect to exposing sensitive receptors to particulate matter pollution during construction as implementation of Mitigation Measure CSM-AQE-6 would still not be sufficient for impacts to the park area and would still be outside the jurisdiction and control of the District for offsite receptors. Similarly, other alternatives that would reduce the scope or uses outside the demolished Building 20 would also continue to have Air Quality construction impacts.

Finding:

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the project alternatives identified in the environmental impact report.

Supporting Evidence:

This alternative would not meet the Project objective to provide a staging area for the construction of the new Building 19, Emerging Technologies, that is adequately sized and located so as to minimize environmental impacts and disruptions to ongoing campus activities during Building 19 construction. As discussed in Section 2.3 in Chapter 2, Project Description of the SEIR, based on the District's past and current practices on other similar construction projects, approximately two acres are needed to provide adequate staging area for the demolition of existing Buildings 12 and 19 and construction of the new 53,250-sf Building 19, Emerging Technologies. The smaller, 1.4-acre parking lot in the Reduced Project Alternative would not provide adequate staging area for construction equipment, demolition debris, and building materials associated with the Building 19, Emerging Technologies project. This would unacceptably impair the District's ability to complete the demolition and construction associated with new Building 19, Emerging Technologies. Moreover, the Reduced Parking Alternative would

still have a significant and unavoidable impact to Air Quality during construction.

IV. STATEMENT OF OVERRIDING CONSIDERATIONS

The Final SEIR for the Project Change concluded that there would be a significant and unavoidable environmental impact on air quality during construction. Pursuant to CEQA Guidelines Section 15093, if it is to approve the Project Change, the Board must adopt a Statement of Overriding Consideration describing the Project Change's economic, legal, social, technological or other benefits. The following Statement of Overriding Considerations describes the specific Project Change benefits that outweigh its significant, unavoidable impact.

The Final SEIR disclosed that the Project Change will expose existing offsite receptors to pollutant concentrations during construction (Impact CSM-AQE-5). Construction-related diesel particulate matter (DPM) and fine particulate matter (PM2.5) at the College of San Mateo would exceed thresholds for pollutant concentrations established by the Bay Area Air Quality Management District. This impact would be temporary. As described in the above findings, the District has adopted several mitigation measures to reduce this impact below a level of significance as it applies to onsite receptors.

The Board finds that the following Project Change benefits outweigh this significant impact.

- The Project Change will remove Building 20 and eliminate its hazardous construction materials. This will eliminate the potential for unintentional release of these materials over time and avoid cost to the District of remediating a building that is no longer suitable for instructional or other use.
- The Project Change will support the overall campus renovation begun with the 2006 Campus Master Plan and continuing under the amended 2015 Campus Master Plan. It will provide convenient staging area for the construction of the new Building 19, Emerging Technologies. Without a convenient, sufficiently large area (at least 2 acres) for staging the demolition of existing Buildings 12 and 19 and construction of the new 53,250-sf Building 19, Emerging Technologies, ongoing campus activities would be impeded by having to locate staging activities in more than one location. Scattered staging sites would necessitate moving and storing materials around campus, disrupting normal activities.
- The Project Change will meet the following public policy objectives of the District:
 - Provide parking, direct access, and loading space for the new Building 19, Emerging Technologies;
 - Provide a staging area for the construction of the new Building 19, Emerging Technologies, that is adequately sized and located so as to minimize environmental impacts and disruptions to ongoing campus activities during Building 19 construction;

- Expand parking options on the east side of the campus to better serve current students, staff, and the community/visitors who access much-utilized facilities such as Building 10;
- Improve access for disabled persons; and
- Ensure safety of students and faculty by removing unsafe structures.

**REVISED MITIGATION MONITORING AND
REPORTING PROGRAM (College of San Mateo)
2015 FACILITIES MASTER PLAN AMENDMENT
PROJECT**

SCH# 2015052007

PREPARED FOR:

San Mateo County Community College District
3401 CSM Drive
San Mateo, CA 94402
Contact: Mitchell Bailey
650.574.6560

PREPARED BY:

ICF
201 Mission Street, Suite 1500
San Francisco, CA 94105
Contact: Heidi Mekkelson
415.677.7116

October 2018



ICF. 2018. Revised Mitigation Monitoring and Reporting Program (College of San Mateo). 2015 Facilities Master Plan Amendment Project. October. (00234.15.) San Francisco, CA. Prepared for the San Mateo County Community College District, San Mateo County, CA.

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List of Abbreviations and Acronyms

2015 Project	2015 Facilities Master Plan Amendment
ACMs	asbestos-containing materials
ASTM	American Society for Testing and Materials
BAAQMD	Bay Area Air Quality Management District
BMPs	best management practices
CAL FIRE	California Department of Forestry and Fire Protection
Cal-OSHA	California Occupational Safety and Health Administration
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CSM	College of San Mateo
District	San Mateo County Community College District
DPM	diesel particulate matter
DSA	Disturbed Soil Area
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
GHG	greenhouse gas
HVAC	heating, ventilation, air-conditioning
mph	miles per hour
NESHAP	National Emissions Standards for Hazardous Air Pollutants
NOX	oxides of nitrogen
PM	particulate matter
PM10	particulate matter 10 micrometers or smaller
PM2.5	particulate matter 2.5 micrometers or smaller
PRC	Public Resources Code
Project Change	2018 College of San Mateo Building 20 Demolition
revised MMRP	revised mitigation monitoring and reporting program
ROG	reactive organic gas
sf	square feet
SFBAA	San Francisco Bay Area Air Basin
SMCWPPP	San Mateo Countywide Water Pollution Prevention Program
SPCCP	Spill Prevention, Control, and Countermeasure Program
SWPPP	Storm Water Pollution Prevention Plan
VOC	volatile organic compound

Mitigation Monitoring and Reporting Program

Introduction

The San Mateo County Community College District (District) is the Lead Agency under the California Environmental Quality Act (CEQA) and State CEQA Guidelines. In December 2015, the District certified the *San Mateo Community College District 2015 Facilities Master Plan Amendment Final Environmental Impact Report* (2015 Certified EIR), SCH # 2015052007. When a lead agency makes findings on significant effects identified in an EIR, it must also adopt a program for reporting or monitoring mitigation measures that were adopted or made conditions of project approval (Public Resources Code [PRC] Section 21081.6[a]; State CEQA Guidelines Sections 15091[d], 15097). A mitigation and monitoring reporting program (MMRP) was prepared for the 2015 Certified EIR and adopted in conjunction with certification of the EIR.

In 2018, the District proposed changes to the College of San Mateo (CSM) component of the Project analyzed in the 2015 Certified EIR.¹ The proposed changes are within the Building 20 Complex (Project Change Site), which is located in the northeast portion of CSM and is bounded on the north by Perimeter Road, and on the south by existing Buildings 12 and 19. The Project Change Site includes Building 20, a greenhouse, a lath house, landscaped open space, and three surface parking lots. The Project analyzed in the 2015 Certified EIR did not propose any changes within the Project Change Site because of pending litigation. Now that the litigation has concluded, the District is proposing to demolish the on-site structures and replace them with an expanded parking lot and accompanying accessibility and landscaping improvements (Project Change).

A Subsequent Environmental Impact Report (SEIR) was prepared to evaluate the potential environmental impacts associated with the Project Change. The SEIR included revisions to some mitigation measures for CSM in the 2015 Certified EIR as well as new mitigation measures to reduce potentially significant environmental impacts related to the Project Change to a less-than-significant level. This document represents the revised MMRP (Revised MMRP) prepared by the District to reflect the changes to the 2015 MMRP for CSM that resulted from the 2018 SEIR for the Project Change. Changes to CSM mitigation measures and new mitigation measures from the SEIR are underlined in this document. This Revised MMRP also identifies the timing of implementation; the agency responsible for implementing the mitigation; and the agency responsible for monitoring the mitigation. The mitigation measures, timing, and responsibility are summarized in Table 1, and the full text of the mitigation measures follows. There is no legal requirement for the Lead Agency to circulate the monitoring program for public review prior to its usage. However, failure to follow with all required mitigation measures will constitute a basis for withholding future building permits or undertaking legal enforcement actions.

¹ While the 2015 Certified EIR analyzed master plan projects at three separate campuses, the Project Change described in this document is limited to the CSM campus. Therefore, throughout this MMRP, references to the previously approved Project only refer to the previously approved project at CSM, and do not include the Cañada College or Skyline College projects. Similarly, the mitigation measures for the Cañada College and Skyline College projects are not replicated here in the this Revised MMRP as no changes have been made to those mitigation measures.

This Revised MMRP has been prepared by the District, with technical assistance from ICF International, an environmental consulting firm. Questions should be directed to Mitchell Bailey at the District.

Contact Information:

San Mateo County Community College District
3401 CSM Drive
San Mateo, CA 94002
Contact: Mitchell Bailey
650.574.6560

Table 1. Revised Mitigation Monitoring Reporting Program - Summary of Mitigation Measures for the College of San Mateo

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Notes
To Be Implemented Prior to Final Design			
CSM-AES-4: Apply minimum lighting standards at the College of San Mateo	District and project architect	District	
CSM-GEO-1: Prepare a site-specific geotechnical investigation for all structures to be occupied by humans at the College of San Mateo and comply with recommendations	District and qualified engineer	District	
To Be Implemented Prior to Construction			
<u>CSM-AES-2: Relocate unique botanical specimens on the Building 20 Complex at CSM</u>	<u>District and qualified botanist/ landscape architect</u>	<u>District</u>	<u>Relocated and replacement plants that do not survive within the first 5 years after relocation will be replaced at a 1:1 ratio</u>
<u>CSM-AES-3: Relocate existing commemorative plaques</u>	<u>District</u>	<u>District</u>	
CSM-AQE-4: Offset NO _x emissions generated during construction to quantities below applicable BAAQMD CEQA thresholds at the College of San Mateo	Construction Contractor	District and BAAQMD	
CSM-BIO-1: Implement special-status plant species avoidance and revegetation measures at the College of San Mateo	District and qualified botanist	District	
CSM-BIO-2: Implement white-tailed kite and other nesting bird avoidance measures at the College of San Mateo	District and qualified wildlife biologist	District	No more than 3 days prior to ground-disturbing or building demolition activities during bird nesting season (Feb. 1-Aug. 31)
CSM-BIO-3: Implement fringed myotis, pallid bat, and hoary bat avoidance measures at the College of San Mateo	District and qualified wildlife biologist	District	No more than 7 days prior to the onset of site preparation
CSM-HAZ-1: Prepare and implement a Spill Prevention, Control, and Countermeasure Program for construction activities at the College of San Mateo	Construction Contractor	District	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Notes
CSM-HAZ-2: Prepare a site safety plan (soil and groundwater management plan) to protect people from residual soil/groundwater contamination during construction at the College of San Mateo	Construction Contractor	District	
CSM-HYD-2: Design and maintain hydromodification features as post-construction measures at the College of San Mateo	District	District	
To Be Implemented During Construction			
CSM-AES-1: Limit exterior construction activities to daylight hours at the College of San Mateo within 0.25 mile of residences	Construction Contractor	District	
CSM-AQE-1: Implement BAAQMD basic construction mitigation measures to reduce construction-related NO _x emissions at the College of San Mateo	Construction Contractor	District	
CSM-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO _x emissions at the College of San Mateo	Construction Contractor	District and BAAQMD	
CSM-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at the College of San Mateo	Construction Contractor	District and BAAQMD	
CSM-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM ₁₀ and PM _{2.5} dust at College of San Mateo	Construction Contractor	District and BAAQMD	
CSM-AQE-6: Install filtration systems on ventilation and recirculation systems at the College of San Mateo <u>and at off-site receptors over BAAQMD PM 2.5 thresholds during construction</u>	Construction Contractor	District and BAAQMD	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Notes
CSM-CUL-1: Stop work if cultural resources are encountered during ground-disturbing activities at the College of San Mateo	District and Construction Contractor	District and qualified archaeologist and Native American representative	
CSM-CUL-2: Stop work if human remains are encountered during ground disturbing activities at the College of San Mateo	District and Construction Contractor	District and San Mateo County Coroner and Native American Heritage Commission	
CSM-GEO-2: Stockpile topsoil removed during construction at the College of San Mateo and reuse stockpiled topsoil during revegetation	Construction Contractor	District	
CSM-GHG-1: Where feasible, implement BAAQMD's best management practices for GHG emissions at the College of San Mateo	Construction Contractor	District	
CSM-HAZ-3: Implement measures to protect people from exposure to lead and asbestos in building renovation or demolition activities at the College of San Mateo	Construction Contractor	District	
CSM-HAZ-4: Comply with legal requirements for fire prevention during construction activities at the College of San Mateo	Construction Contractor	District	
CSM-HYD-1: Implement erosion-control measures to protect water quality construction at the College of San Mateo	District	District	
<u>CSM-HYD-3: Design and maintain stormwater treatment features as post-construction measures at the Building 20 Complex at the College of San Mateo</u>	<u>District</u>	<u>District</u>	
<u>CSM-HYD-4: Design the site so that post-project peak runoff rates are at or below pre-project peak runoffs</u>	<u>District</u>	<u>District</u>	

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Notes
CSM-NOI-1: Employ noise-reducing construction practices at the College of San Mateo	Construction Contractor	District	
CSM-TRA-1: Implement a Traffic Control Plan during construction at the College of San Mateo	Construction Contractor	District	
To Be Implemented During Project Operation			
CSM- HAZ-5: Create and maintain adequate firebreaks and practice fire prevention at the College of San Mateo	District	District and San Mateo Fire Department and/or CAL FIRE	Ongoing

Note:

All references to “District” refer to the San Mateo County Community College District.

College of San Mateo

Aesthetics

Mitigation Measure CSM-AES-1: Limit exterior construction activities to daylight hours at the College of San Mateo within 0.25 mile of residences

The effect of nighttime construction light and glare on nearby residences will be minimized by limiting construction hours within 0.25 mile of residences. Construction activities, which are scheduled to take place between 6:00 am and 7:00 pm on weekdays, will be limited to daylight hours (which will vary according to season). Therefore, the construction hours will be adjusted during the seasons to ensure construction activities take place during daylight hours.

Mitigation Measure CSM-AES-2: Relocate unique botanical specimens on the Building 20 Complex at CSM

Botanical specimens described in this measure are defined as trees, shrubs, and herbaceous plants that have been intentionally planted in the past to be a part of the specimen garden at the Project Change Site and which are uncommon on the rest of the campus. CSM will relocate unique botanical specimens if the size and species type is conducive to relocation and survivability, which shall be determined by consulting with a qualified horticultural specialist, such as an experienced botanist and/or landscape architect.

The Project Change landscape plan will be revised to accommodate the relocation of unique botanical specimens to the degree possible. However, the proposed landscape plan should remain visually cohesive. Transplantable botanical specimens that would not blend well with the landscape plan will be relocated elsewhere to other locations on the campus. The new locations shall be selected for their suitability in ensuring the health and vigor of relocated plants. Relocation efforts will preserve existing botanical specimens at the campus to the highest degree possible.

However, some trees and shrubs will not be conducive to relocation due to their size or species type. Unique tree and shrub botanical specimens that cannot be relocated, such as the dawn redwood, will be replaced by CSM at a 1:1 ratio, at a minimum.

Container sizes for replacement specimens will be determined in coordination with the qualified horticultural specialist. Existing irrigation systems may need to be modified or new irrigation may need to be installed to ensure the survival of the relocated and replacement trees and shrubs. Relocated and replacement plants that do not survive within the first five (5) years after relocation will be replaced at a 1:1 ratio by CSM, permitted that the species in question is reasonably available. In the event that a species is not reasonably available, another comparable botanical specimen will be replanted in its place.

The Town of Hillsborough's Building and Planning Department will be provided with an opportunity to review and comment on the tree and landscape removal and replacement program.

Mitigation Measure CSM-AES-3: Relocate existing commemorative plaques

The "Adrian's Tree" plaque from the dawn redwood will be relocated by CSM and placed on a marker or monument for the replacement dawn redwood tree required by Mitigation Measure CSM-AES-2. A new bench will be located near this replacement tree and the plaque on the existing bench

will be relocated to the new bench. Similarly, the Eleanore D. Nettle Garden stone and plaque and the James K. Roberts plaque will be relocated to an area that will be replanted with specimens from that garden or comparable replacements.

Mitigation Measure CSM-AES-4: Apply minimum lighting standards at the College of San Mateo

The District will implement an interior lighting policy for all new buildings that does the following:

- Building design would be required to include low-intensity interior safety lighting for use during afterhours. This practice would decrease the amount of nighttime light that would occur from using standard interior lighting as safety lighting.
- Use of interior lights to ensure building safety as required by code, but the unnecessary overuse of interior nighttime lighting would be prevented by requiring that interior spaces implement a “lights-off” policy. This practice requires that all non-safety lighting be turned off at night (such as in offices, classrooms, and hallways), after instructional hours. This may be accommodated by utilizing automatic motion sensor lighting that is programmed for use afterhours.
- Use of harsh mercury vapor or low-pressure sodium bulbs would be prohibited.

All artificial outdoor lighting will be limited to safety and security requirements, designed using Illuminating Engineering Society’s design guidelines and in compliance with International Dark-Sky Association approved fixtures. All lighting is designed to have minimum impact on the surrounding environment and will use downcast, cut-off type fixtures that direct the light only towards objects requiring illumination. Shielding will be utilized, where needed, to ensure light pollution is minimized. Therefore, lights will be installed at the lowest allowable height and cast low-angle illumination while minimizing incidental light spill onto adjacent properties, open spaces, or backscatter into the nighttime sky. The lowest allowable illuminance level will be used for all lighted areas and the amount of nighttime lights needed to light an area will be minimized to the highest degree possible. Light fixtures will have non-glare finishes that will not cause reflective daytime glare. Lighting will be designed for energy efficiency and have daylight sensors or be timed with an on/off program. Lights will provide good color rendering with natural light qualities with the minimum intensity feasible for security, safety, and personnel access. Lighting, including light color rendering and fixture types, will be designed to be aesthetically pleasing.

LED lighting will avoid the use of blue-rich white light lamps and use a correlated color temperature that is no higher than 3,000 Kelvin (International Dark-Sky Association 2010a, 2010b, 2015). Wherever possible and pragmatic, the District will use fixtures and lighting control systems that conform to International Dark-Sky Associations Fixture Seal of Approval program. In addition, LED lights will use shielding to ensure nuisance glare and that light spill does not affect sensitive residential viewers.

Lights along pathways and safety lighting at building entrances and loading areas will employ shielding to minimize offsite light spill and glare and be screened and directed away from residences and adjacent uses to the highest degree possible. The amount of nighttime lights used along pathways will be minimized to the highest degree possible to ensure that spaces are not unnecessarily over-lit, while still maintaining minimum adequate lighting to provide necessary

visibility for security. For example, the amount of light can be reduced by limiting the amount of ornamental light posts to higher use areas and by using hooded wall mounts or bollard lighting on travel way portions of pathways.

In particular, pool lighting will employ spill and glare control features to minimize off-site light pollution. Luminaires will be chosen for the ability to provide horizontal and vertical beam control for better control in directing what is illuminated. In addition, shielding, such as a visor, will be used to further direct light and reduce light spill and ambient light glow. Luminaires will also incorporate photometric reflector systems that are designed to reduce light pollution.

Technologies to reduce light pollution evolve over time and design measures that are currently available may help but may not be the most effective means of controlling light pollution once the Project is designed. Therefore, all design measures used to reduce light pollution will employ the technologies available at the time of Project design to allow for the highest potential reduction in light pollution.

Air Quality

Mitigation Measure CSM-AQE-1: Implement BAAQMD basic construction mitigation measures to reduce construction-related NO_x emissions at the College of San Mateo

The District will ensure the construction contractor implements the following BAAQMD-recommended basic control measures to reduce NO_x emissions from construction equipment:

- Idling times will be minimized by shutting off equipment when it is not in use or by reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage will be provided for construction workers at all access points.
- All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications. All equipment will be checked by a certified mechanic and determined to be running in proper condition prior to operation.

Mitigation Measure CSM-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO_x emissions at the College of San Mateo

The District will ensure the construction contractor implements the following BAAQMD-recommended additional control measures to reduce NO_x emissions from construction equipment.

- Minimize the idling time of diesel powered construction equipment to 2 minutes.
- The project will develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction Project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20% NO_x reduction and 45% PM exhaust reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.
- Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).

- Require that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NO_x and PM.
- Require all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines.

Mitigation Measure CSM-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at the College of San Mateo

The District will ensure that all off-road diesel-powered equipment used during construction at Cañada College is equipped with EPA Tier 4 or cleaner engines, except for specialized construction equipment for which an EPA Tier 4 engine is not available. The use of Tier 4 engines will also act to reduce ROG and NO_x emissions from construction equipment.

Mitigation Measure CSM-AQE-4: Offset NO_x emissions generated during construction to quantities below applicable BAAQMD CEQA thresholds at the College of San Mateo

The District will enter into a development mitigation contract with BAAQMD in order to reduce criteria pollutant emissions generated during construction of the Project to quantities below the numeric BAAQMD thresholds (Table 3.2-4). The preferred source of emissions reductions for NO_x, will be through contributions to BAAQMD's Carl Moyer Program and/or other BAAQMD incentive programs.

Implementation of this mitigation would require the District adopt the following specific responsibilities.

- Enter into a mitigation contract with BAAQMD for the Carl Moyer Program and/or other BAAQMD emission reduction incentive program. The necessary reductions must be achieved (contracted and delivered) by the applicable year in question (i.e., emissions generated in year 2016 would need to be reduced offsite in 2016). Funding would need to be received prior to contracting with participants and should allow sufficient time to receive and process applications to ensure offsite reduction projects are funded and implemented prior to commencement of Project activities being reduced. In negotiating the terms of the mitigation contract, the Project applicant and BAAQMD should seek clarification and agreement on BAAQMD responsibilities, including the following.
 - Identification of appropriate offsite mitigation fees required for the Project.
 - Timing required for obtaining necessary offsite emission credits.
 - Processing of mitigation fees paid by the Project applicant.
 - Verification of emissions inventories submitted by the Project applicant.
 - Verification that offsite fees are applied to appropriate mitigation programs within the SFBAAB.
- Quantify mitigation fees required to satisfy the appropriate reductions. Funding for the emission reduction projects will be provided in an amount up to the emission reduction project cost-effectiveness limit set by for the Carl Moyer Program during the year that the emissions from construction are emitted. (The current Carl Moyer cost-effectiveness limit is ~~\$30,000~~ ~~18,030~~/weighted ton of criteria pollutants [NO_x + ROG + (20*PM)]). An administrative fee of 5% would be paid by the Project applicant to the BAAQMD to implement the program. The funding would be used to fund projects eligible for funding

- under the Carl Moyer Program guidelines or other BAAQMD emission reduction incentive program meeting the same cost-effectiveness threshold that are real, surplus, quantifiable, and enforceable.
- Develop a compliance program to calculate emissions and collect fees from the construction contractors for payment to BAAQMD. The program will require, as a standard or specification of their construction contracts with the Project Sponsor, that construction contractors identify construction emissions and their share of required offsite fees, if applicable. Based on the emissions estimates, the Project applicant will collect fees from the individual construction contractors (as applicable) for payment to BAAQMD. Construction contractors will have the discretion to reduce their construction emissions to the lowest possible level through additional onsite mitigation, as the greater the emissions reductions that can be achieved by onsite mitigation, the lower the required offsite fee. Acceptable options for reducing emissions may include use of late-model engines, low-emission diesel products, additional electrification or alternative fuels, engine-retrofit technology, and/or after-treatment products. All control strategies must be verified by BAAQMD.
 - Conduct daily and annual equipment activity monitoring to ensure onsite emissions reductions are achieved and no additional mitigation payments are required. Excess offsite funds can be carried from previous to subsequent years in the event that additional reductions are achieved by onsite mitigation. At the end of the Project, if it is determined that excess offset funds remain (outstanding contracts and administration over the final years of the contracts will be taken into consideration), BAAQMD and the Project applicant will determine the disposition of final funds (e.g., additional emission reduction projects to offset underperforming contracts, return of funds to the Project applicant, etc.).

Mitigation Measure CSM-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at the College of San Mateo

The District will require all construction contractors to implement the basic construction mitigation measures recommended by BAAQMD to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures. Additional measures may be identified by BAAQMD or the contractor as appropriate.

- All exposed surfaces affected by construction (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day, or as needed during the dry season(s) (unless limited by state or local drought response requirements or if there is a rain event).
- All haul trucks transporting soil, sand, or other loose material off site will be covered.
- All visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads will be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved will be completed as soon as possible. Building pads will be laid as soon as possible after grading unless seeding or soil binders are used.
- A publicly visible sign will be posted with the telephone number and person to contact at the lead agency regarding dust complaints. This person will respond and take corrective action within 48 hours. BAAQMD's phone number will also be visible to ensure compliance with applicable regulations.

Mitigation Measure CSM-AQE-6: Install filtration systems on ventilation and recirculation systems at the College of San Mateo and at off-site receptors over BAAQMD PM 2.5 thresholds during construction

The District will install filtration systems on ventilation and recirculation systems within onsite and offsite residences, the offsite school, and the on-site childhood development center where the BAAQMD PM2.5 concentration thresholds are exceeded after application of other onsite construction air quality mitigation measures. All filters must be rated MERV-15 or higher. The District will submit a plan for installation and maintenance of all filters in accordance with the manufacturer's recommendations to the County prior to approval of the first building permits. The onsite and offsite plans will be incorporated into the Project's Operations and Maintenance Manual. If installation of filtration at the off-site school, off-site residences, and the child development center is determined to be technically infeasible (due to existing HVAC systems) or rejected by the off-site school or residences, the rationale shall be documented and approved by the CSM administration.

In the event that background community risks change due to new or removed sources, revised modeling will be required before changes to the filtration system can be incorporated into the building design. The modeling would be included in a proposal submitted to the County for review and approval prior to issuance of building permits.

As shown above in the underlined revisions to Certified EIR Mitigation Measure CSM-AQ-6, the Project Change would result in the need for new mitigation measures relative to filtration systems at the off-site residences, school, and the on-site child development center to reduce cumulative PM2.5 exposure, which is the cumulative effect of the Project Change contributions and contributions from background sources.

Biological Resources

Mitigation Measure CSM-BIO-1: Implement special-status plant species avoidance and revegetation measures at the College of San Mateo

Prior to construction, the District will retain a qualified botanist to survey any areas of proposed construction disturbance that contain suitable habitat for western leatherwood, fragrant fritillary, congested-headed hayfield tarplant, Choris' popcornflower, and showy Rancharia clover. The qualified botanist will survey appropriate areas of suitable habitat for the species during each species' blooming period (Table 3.3-2). Surveys will be conducted in accordance with CDFW's *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (California Department of Fish and Game 2009).

If no special-status plants are identified during the design-period surveys, then no further action is necessary. If one or more special-status species is found within areas proposed for disturbance, then the occurrence will be avoided, if feasible. If avoidance is not possible, a revegetation and monitoring plan will be developed and executed by a qualified botanist retained by the District prior to ground disturbance that would affect the plants. The revegetation and monitoring plan will include the following components.

- Collection of seed prior to disturbance.
- Reseeding and revegetation on a site with suitable soils and exposure.
- Regular monitoring to evaluate the success of the reseeded and revegetation and remedial measures if necessary.

Details regarding specific monitoring protocols, success criteria, and the length of the monitoring program will be developed in coordination with and approved by the appropriate regulatory agencies.

Mitigation Measure CSM-BIO-2: Implement white-tailed kite and other nesting bird avoidance measures at the College of San Mateo

Prior to any construction activities scheduled during the bird nesting season (February 1 to August 31), the District will retain a qualified wildlife biologist with demonstrated nest-searching experience to conduct preconstruction surveys for nesting birds, including raptors. The preconstruction survey will occur no more than 3 days prior to the onset of ground disturbing activities (including clearing, grubbing, and staging). If active nests are found during the survey, no-disturbance species-specific buffer zones will be established by the biologist and marked with high-visibility fencing, flagging, or pin flags. No construction activities will be allowed within the buffer zones. The size of the buffer will be based on the species' sensitivity to disturbance and planned work activities in the vicinity; typical buffer sizes are 250 feet for raptors and 50 feet for other birds. The buffer will remain in effect until the nest is no longer active. If a lapse in Project-related activities of 15 days or longer occurs, another preconstruction survey will be conducted.

To the extent feasible, the District or its contractor will initiate building demolition outside of the nesting season to avoid impacts on active nests affixed to the structure before they become active during the nesting season (February 1 to August 31). If structure demolition activities cannot occur outside of the nesting season, the District or its contractor will remove inactive nests from the structure to be demolished and install nest exclusion measures (i.e., fine mesh netting, panels, or metal projectors) outside of the nesting season. All exclusionary devices will be monitored and maintained throughout the breeding season to ensure that they are successful in preventing the birds from accessing the cavities or nest sites. No more than 3 days prior to building demolition activities, a qualified biologist will conduct a preconstruction survey of all potential nesting habitat on the structure to be demolished and the surrounding areas for the presence of active nests. If active nests are found on the building or in the affected area, then demolition activities will not proceed until the biologist verifies that all nests on the building are inactive.

After all surveys and/or nest deterrence activities are completed, the biologist will complete a memorandum detailing the survey effort and results and submit the memorandum to the District within 7 days of survey completion.

Mitigation Measure CSM-BIO-3: Implement fringed myotis, pallid bat, and hoary bat avoidance measures at the College of San Mateo

Prior to the start of construction activities at sites offering suitable bat roosting habitat, the District will retain a qualified wildlife biologist with demonstrated bat field experience to conduct preconstruction surveys for fringed myotis, pallid bat, and hoary bat. Surveys will take place no more than 7 days prior to the onset of site preparation (e.g., tree removal) and construction activities with the potential to disturb bats or their habitat and will include close inspection of potential bat roosts, such as trees and any built features within the Project footprint.

If special-status bats are found in the footprint of a proposed improvement and avoidance of roosting areas is not possible, avoidance and minimization measures will be required if it is determined that bats are using the trees as roost sites and/or sensitive bat species are detected during acoustic monitoring. Appropriate measures will be determined in coordination with CDFW and may include the following measures.

- Tree removal will be avoided between April 15 and September 15 (the maternity period) to avoid impacts on pregnant females and active maternity roosts (whether colonial or solitary).
- All tree removal will be conducted between September 15 and October 30, which corresponds to a time period when bats have not yet entered torpor or would be caring for non-volant young.
- Trees will be removed in pieces, rather than felling the entire tree.
- If a maternity roost is located, whether solitary or colonial, that roost will remain undisturbed until September 15 or until a qualified biologist has determined the roost is no longer active.
- If avoidance of non-maternity roost trees is not possible, and tree removal or trimming must occur between September 15 and October 30, qualified biologists will monitor tree trimming/removal. Prior to removal/trimming, each tree will be gently shaken and several minutes should pass before felling trees or trimming limbs to allow bats time to arouse and leave the tree. The biologists should search downed vegetation for dead and injured bats. The presence of dead or injured bats that are species of special concern will be reported to CDFW.
- Compensatory mitigation for the loss of roosting habitat will also be determined through consultation with CDFW and may include the construction and installation of suitable replacement habitat (e.g., bat houses, planting cottonwood trees) onsite.

The District will be responsible for ensuring that CDFW requirements are implemented. Multiple survey visits and survey methods may be required at a single site to determine presence or absence of roosting bats depending on season and roost type.

Cultural Resources

Mitigation Measure CSM-CUL-1: Stop work if cultural resources are encountered during ground-disturbing activities at the College of San Mateo

The District will ensure the construction specifications include a stop work order if prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities. All work within 100 feet of the find will be stopped until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or tool making debris; culturally darkened soil (midden) containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.

Mitigation Measure CSM-CUL-2: Stop work if human remains are encountered during ground-disturbing activities at the College of San Mateo

The District will ensure the construction specifications include a stop work order if human remains are discovered during construction or demolition. There will be no further excavation or disturbance of the site within a 50-foot radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The San Mateo County Coroner will be notified and will make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he will notify the Native American Heritage Commission, who will attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this state law, then the land owner will re-enter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

Geology and Soils

Mitigation Measure CSM-GEO-1: Prepare a site-specific geotechnical investigation for all structures to be occupied by humans at the College of San Mateo and comply with recommendations

The District will have a qualified engineer prepare design-level geotechnical investigations for each Project element involving human occupation. The geotechnical investigation report will include recommendations to ensure the building is designed in accordance with the specifications of CGS Special Publication 117, *Guidelines for Evaluating and Mitigating Seismic Hazards*, and the requirements of the Seismic Hazards Mapping Act, which will minimize the structural damage and risk to humans from seismically induced groundshaking. The District and DSA will ensure that recommendations made in the geotechnical report will be implemented as part of the Project's design and construction.

Recommendations may include considerations for design of permanent below-grade walls to resist static lateral earth pressures, lateral pressures caused by seismic activity, and traffic loads; a method for backdraining walls to prevent the buildup of hydrostatic pressure; considerations for design of excavation shoring system; excavation monitoring; and seismic design.

Mitigation Measure CSM-GEO-2: Stockpile topsoil removed during construction at the College of San Mateo and reuse stockpiled topsoil during revegetation

The contractor(s) retained for construction and revegetation of the Project will stockpile excavated topsoil on disturbed areas within the campus boundaries (e.g., parking lot expansion areas) so that it can be reused for revegetation on the campus as needed. To ensure maximum topsoil recovery, topsoil will be stockpiled separately from other excavated materials and covered. Revegetation and landscaping will use stockpiled topsoil.

Greenhouse Gas Emissions and Energy

Mitigation Measure CSM-GHG-1: Where feasible, implement BAAQMD's best management practices for GHG emissions at the College of San Mateo

All construction contractors will implement the following BAAQMD-recommended best management practices (BMPs) to reduce GHG emissions, as applicable.

- Use alternative-fueled (e.g., biodiesel, electric) construction vehicles/equipment in at least 15% of the fleet.
- Use at least 10% local building materials.
- Recycle at least 50% of construction waste or demolition materials.

Hazards and Hazardous Materials

Mitigation Measure CSM-HAZ-1: Prepare and implement a Spill Prevention, Control, and Countermeasure Program for construction activities at the College of San Mateo

The contractors will develop and implement a spill prevention, control, and countermeasure program (SPCCP) to minimize the potential for and effects from spills of hazardous, toxic, or petroleum substances during construction and demolition activities. The SPCCP will be completed before any construction or demolition activities begin. Implementation of this measure will comply with state and federal water quality regulations.

The District will review and approve the SPCCP before onset of construction activities. The District will routinely inspect the construction area to verify that the measures specified in the SPCCP are properly implemented and maintained. The District will notify its contractors immediately if there is a noncompliance issue and will require compliance.

The federal reportable spill quantity for petroleum products, as defined in 40 CFR 110, is any oil spill that includes any of the following.

- Violates applicable water quality standards.
- Causes a film or sheen on or discoloration of the water surface or adjoining shoreline.
- Causes a sludge or emulsion to be deposited beneath the surface of the water or adjoining shorelines.

If a spill is reportable, the contractors' superintendents will notify the District, and the District will take action to contact the appropriate safety and clean-up crews to ensure that the SPCCP is followed. A written description of reportable releases must be submitted to the San Francisco Bay Regional Water Quality Control Board. This submittal must contain a description of the spill, including the type of material and an estimate of the amount spilled, the date of the release, an explanation of why the spill occurred, and a description of the steps taken to prevent and control future releases. The releases would be documented on a spill report form.

If a reportable spill has occurred and results determine that Project activities have adversely affected surface water or groundwater quality, a detailed analysis will be performed by a registered environmental assessor to identify the likely cause of contamination. This analysis will conform to American Society for Testing and Materials (ASTM) standards, and will include recommendations for reducing or eliminating the source or mechanisms of contamination. Based on this analysis, the District and its contractors will select and implement measures to control contamination, with a performance standard that groundwater quality must be returned to baseline conditions. These measures will be subject to approval by the District.

Mitigation Measure CSM-HAZ-2: Prepare a site safety plan (soil and groundwater management plan) to protect people from residual soil/groundwater contamination during construction at the College of San Mateo

The construction specifications will include this measure to protect construction workers and/or the public from known or previously undiscovered soil and groundwater contamination during construction activities. Prior to excavation, a Site Safety Plan (soil and groundwater management plan) will be prepared and, at a minimum, include the following.

- A requirement that all construction activities involving work in proximity to potentially contaminated soils and/or groundwater be undertaken in accordance with California Occupational Safety and Health Administration (Cal/OSHA) standards, contained in Title 8 of the CCR.
- Soil and groundwater mitigation and control specifications for construction activities, including health and safety provisions for monitoring exposure to construction workers, procedures to be undertaken in the event that previously unreported contamination is discovered, and emergency procedures and responsible personnel.
- Procedures for managing soils and groundwater removed from the site to ensure that any excavated soils and/or dewatered groundwater with contaminants are stored, managed, and disposed in accordance with applicable regulations.

Mitigation Measure CSM-HAZ-3: Implement measures to protect people from exposure to lead and asbestos in buildings during building renovation or demolition activities at the College of San Mateo

To protect construction workers and the public from known or undiscovered hazardous building materials, including asbestos and lead, all demolition activities will be undertaken in accordance with the California Occupational Safety and Health Administration (Cal OSHA) standards contained in Title 8 of the California Code of Regulations (CCR). During demolition activities, all building materials containing lead-based paint will be removed in accordance with Cal OSHA Lead in Construction Standard, Title 8, CCR 1532.1. All potentially friable asbestos-containing materials (ACMs) will be removed in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines prior to building demolition or renovation that may disturb the materials. Applicable standards include the following.

- The facility will be inspected before any renovation occurs in which 160 square feet or more of building materials or 260 linear feet or more of pipe insulation will be disturbed at a regulated facility, or any demolition occurs at a regulated facility.
- An asbestos notification form will be submitted to the Bay Area Air Quality Management District for any regulated asbestos abatement Project or regulated demolition 10 working days before the activity begins.
- If ACMs are discovered during a renovation or demolition, they must be removed before the Project may proceed. Also, the Cal/OSHA and California Environmental Protection Agency hazardous waste regulations apply in most cases.

Mitigation Measure CSM-HAZ-4: Comply with legal requirements for fire prevention during construction activities at the College of San Mateo

In accordance with the Public Resources Code (PRC), the construction contractor will comply with the following legal requirements during construction activities.

- Earthmoving and portable equipment with internal combustion engines will be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (PRC Section 4442).
- Appropriate fire suppression equipment will be maintained during the highest fire danger period: from April 1 to December 1 (PRC Section 4428).
- On days when a burning permit is required, flammable materials will be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor will maintain the appropriate fire suppression equipment (PRC Section 4427).
- On days when a burning permit is required, portable tools powered by gasoline-fueled internal combustion engines will not be used within 25 feet of any flammable materials (PRC Section 4431).

Mitigation Measure CSM-HAZ-5: Create and maintain adequate firebreaks and practice fire prevention at the College of San Mateo

The District will comply with the following measures for the duration of Project operations.

- Maintain around and adjacent to buildings and structures a firebreak made by removing and clearing away, for a distance of 100 feet as required by PRC 4290, all flammable vegetation or other combustible growth.
- Maintain around and adjacent to the project facilities additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet of the structures or to the property line, whichever is nearer. Grass and other vegetation located more than 30 feet from the structures and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
- Provide prior to project operations and maintain at all times a screen over the outlet of every chimney or stack that is attached to any device that burns any solid or liquid fuel. The screen will be constructed of nonflammable material with openings not larger than 0.5 inch.
- Prior to occupancy, install fire extinguishers.
- Employees will be trained in using extinguishers and communicating with the San Mateo Fire Department.
- The San Mateo Fire Department and/or CAL FIRE will periodically inspect the project area.
- Provide the San Mateo Fire Department and/or CAL FIRE access to onsite water storage tanks, if such access is needed.

Hydrology and Water Quality

Mitigation Measure CSM-HYD-1: Implement erosion-control measures to protect water quality during construction at the College of San Mateo

The District will ensure the Project's construction specifications include the storm water pollution prevention plan (SWPPP) to minimize the mobilization of sediment to storm drains and adjacent water bodies. The SWPPP will include the following erosion- and sediment-control measures, based on standard industry measures and standard dust-reduction measures.

- Cover or apply nontoxic soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more) that could contribute sediment to waterways.
- Enclose and cover exposed stockpiles of dirt or other loose, granular construction materials that could contribute sediment to waterways.
- Contain soil and filter runoff from disturbed areas by berms, vegetated filters, silt fencing, straw wattle, plastic sheeting, catch basins, or other means necessary to prevent the escape of sediment from the disturbed area.
- Prohibit the placement of earth or organic material where it may be directly carried into a stream, marsh, slough, lagoon, or body of standing water.
- Prohibit the following types of materials from being rinsed or washed into streets, shoulder areas, or gutters: concrete, solvents and adhesives, fuels, dirt, gasoline, asphalt, and concrete saw slurry.
- Conduct dewatering activities according to the provisions of the SWPPP.
- Prohibit placement of dewatered materials in local water bodies or in storm drains leading to such bodies without implementation of proper construction water quality control measures.

Mitigation Measure CSM-HYD-2: Design and maintain hydromodification features as postconstruction measures at the College of San Mateo

The District will ensure that facility improvement areas are incorporated into the design prior to the construction phase, where feasible, and located to limit the volume of additional stormwater runoff by matching post-project flows to pre-project flows, and provide for onsite treatment of contaminants. These facility improvement areas will be open, level areas vegetated to allow runoff to be distributed evenly across the area. Generally, they will be designed to treat runoff by filtering raw runoff through the soil media in the treatment area to trap particulate pollutants (suspended solids and trace metals) and promote infiltration. However, alternative methods to treat runoff may be used, such as bio-filtration basins, underground detention and retention vaults or tanks, gravel beds, perforated pipes, stormwater chambers, pervious pavement, and green roofs that contain filtration media. Project areas will be designed to treat runoff so that pollutants (e.g., sediment, landscape fertilizers and/or pesticides, oil from parking areas) can be filtered out and, therefore, the Project will not contribute a substantial number of additional pollutants to runoff.

Maintenance of these features will be performed routinely to prevent sediment buildup and clogging in order to ensure optimal pollutant removal efficiency. Maintenance activities will include those listed below and would be done periodically.

- Remove obstructions, debris and trash and dispose of properly.
- Inspect to ensure proper drainage between storms and within 5 days following rainfall.

- Inspect inlets for channels, soil exposure, or other evidence of erosion.
- Remove obstructions and sediment.
- Maintain vegetation via pruning and weeding, and treat with preventative and low-toxic methods.
- Check that mulch is maintained at an appropriate depth and replenish as necessary.
- Use soil that meets specifications included in the SMCWPPP C.3 Stormwater Technical Guidance Manual, or comparable document. Specifically, soils must percolate at a rate of 5 to 10 inches per hour.

A facility improvement area inspection and maintenance checklist will be used to conduct inspections, identify needed maintenance, and record maintenance that is conducted. Operation of the hydromodification features is expected to improve the quality of stormwater from the Project site. Maintenance of these areas would help eliminate or minimize impacts on stormwater quality.

Mitigation Measure CSM-HYD-3: Design and maintain stormwater treatment features as postconstruction measures at the Building 20 Complex at the College of San Mateo

The District will ensure the design of the proposed parking lot at the Building 20 complex includes appropriately sized stormwater treatment to minimize the mobilization of pollutants to storm drains and adjacent water bodies. As recommended by the San Mateo Countywide Water Pollution Prevention Program, the 4 percent method will be used to estimate the surface area required for stormwater treatment of the Project Change Site. The 4 percent method is used to hydraulically size stormwater treatment areas and based on a rainfall of 0.2 inch/hour. Based on the size of the Building 20 complex site (approximately 69,850 sf, or 80.8 percent), the parking lot project will need to provide 0.064 acres (2,794 sf) for stormwater treatment.

If an alternative method of treatment is used such as a subsurface infiltration system or pervious paving, the Volume-Based Sizing Criteria may be used to estimate the area required for treatment. As a result, the project would design volume-based treatment measures to treat stormwater runoff equal to the volume of annual runoff required to achieve 80 percent or more capture, determined in accordance with methodology set in Appendix D of the California Stormwater BMP Handbook, and using local rainfall data.

Mitigation Measure CSM-HYD-4: Design the site so that post-project peak runoff rates are at or below pre-project peak runoff rates

The District will adopt design criteria for development and redevelopment projects to protect campus stormwater facilities and to mitigate potential adverse impacts to downstream areas due to increases in peak runoff flow rates. Development and redevelopment projects will be designed so that post-project peak runoff rates are at or below pre-project peak runoff rates. The District will implement the design criteria to ensure that post-project peak flows will be mitigated to at or below pre-project conditions for up to the 50-year storm event and the overflow shall be sized to accommodate up to a 100-year storm event.

Noise

Mitigation Measure CSM-NOI-1: Employ noise-reducing construction practices at the College of San Mateo

If construction work must be conducted between the hours of 6:00 p.m. and 7:00 a.m. weekdays, 5:00 p.m. and 9:00 a.m. on Saturdays, or at any time on Sundays, Thanksgiving and Christmas, the District will require the contractor to employ noise-reducing construction practices limit noise to be in compliance with the county noise standards specified in Table 3.10-1. Measures that can be used to limit noise include those listed below.

- Locating equipment as far as feasible from noise sensitive uses.
- Requiring that all construction equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation.
- Not allowing idling inactive construction equipment for prolonged periods (i.e., more than 2 minutes).
- Prohibiting gasoline or diesel engines from having unmuffled exhaust.
- Scheduling construction activities and material hauling that may affect traffic flow to off-peak hours and using routes that would affect the fewest number of people.
- Using noise-reducing enclosures around noise-generating equipment.
- Constructing temporary barriers between noise sources and noise-sensitive land uses or taking advantage of existing barrier features (terrain, structures) to block sound transmission.

Transportation and Traffic

Mitigation Measure CSM-TRA-1: Implement a Traffic Control Plan during construction at the College of San Mateo

The District will require the construction contractor(s) to develop a traffic control plan, as appropriate, to minimize the effects of construction traffic on the surrounding area. (A traffic control plan may not be required for minor construction activities.) The plan will be subject to review and approval by the District. The District will be responsible for monitoring to ensure that the plan is effectively implemented by the construction contractor(s). The Town of Hillsborough's Public Works and Police Departments will be provided with an opportunity to review and comment on the Traffic Control Plan. The construction traffic control plan will include the following requirements.

- Provide clearly marked pedestrian detours if any sidewalk or pedestrian walkway closures are necessary.
- Provide clearly marked bicycle detours if heavily used bicycle routes must be closed, or if bicyclist safety might be otherwise compromised.
- Provide crossing guards and/or flag persons as needed to avoid traffic conflicts and ensure pedestrian and bicyclist safety.

- Use nonskid traffic plates over open trenches to minimize hazards.
- Locate all stationary equipment as far away as possible from areas used heavily by vehicles, bicyclists, and pedestrians.
- Notify and consult with emergency service providers and provide emergency access by whatever means necessary to expedite and facilitate the passage of emergency vehicles.
- Avoid routing construction traffic through residential areas to the extent feasible. Prohibit mobilization and demobilization of heavy construction equipment during AM and PM peak traffic hours.
- Provide access for driveways and private roads outside the immediate construction zone by using steel plates or temporary backfill, as necessary.
- Prohibit construction worker parking in residential areas.



Memorandum

To:	Mitchell Bailey, Chief of Staff, Office of the Chancellor, San Mateo County Community College District
From:	Heidi Mekkelson, Senior Manager, ICF
Date:	January 3, 2019
Re:	Building 20 Demolition Project – Response to Brandt-Hawley Law Group Letter

Dear Mitchell,

ICF has reviewed the December 12, 2018 letter from Susan Brandt-Hawley of Brandt-Hawley Law Group, counsel for Friends of the College of San Mateo Gardens (“Friends”), stating that the District should not certify the Subsequent Environmental Impact Report (SEIR) for the Building 20 Demolition Project. ICF finds the comments provided in Ms. Brandt-Hawley’s letter regarding the adequacy of the SEIR to be unsupported by any substantial evidence and without merit.

Ms. Brandt-Hawley’s letter asserts that she did not have time to review the relevant documents, including the Final SEIR and Findings of Fact (“findings”). The California Environmental Quality Act (CEQA) requires public review only at the Draft EIR stage. In accordance with CEQA, the Draft SEIR was made available to the public for review and comment during a 47-day comment period between July 25, 2018 and September 10, 2018. The District distributed a Notice of Availability (NOA) of the Draft SEIR to interested persons and organizations, including Friends, care of Ms. Brandt-Hawley. A representative of Friends commented on the Draft SEIR (see Comment Letter 4 in Chapter 2 of the Final SEIR). While not required to do so under CEQA, the District posted the Final SEIR on its website on October 25, 2018 and the proposed findings on December 21, 2018. Additionally, website links to the Draft SEIR, Final SEIR, and Revised MMRP were included in a published Board of Trustees meeting materials packet on December 7; that packet also included the full text of the Findings of Fact. As the District’s CEQA consultant, ICF can confirm that the District has met all public noticing and review requirements under CEQA.

Ms. Brandt-Hawley’s letter asserts that the SEIR does not adequately address project impacts on aesthetics, biology, recreation, and cultural and historic resources. Her letter does not provide any specific criticisms of the methodology or evidence relied upon in the SEIR; rather, she only asserts that the document reached the wrong conclusions. The Draft SEIR exhaustively considered all of these topics in Section 3.1, *Aesthetics*, Section 3.3, *Biological Resources*, Section 3.8, *Recreation*, and Section 3.4, *Cultural Resources*. The SEIR concluded, based upon relevant and substantial evidence,

CSM Building 20 Demolition Project

January 3, 2019

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that all of the project's impacts on these resources would be either less than significant as proposed or less than significant with the implementation of mitigation described in the SEIR.

Ms. Brandt-Hawley's letter further asserts, again without any substantial evidence, that there is no need for or adequate justification for the proposed project. To the contrary, the District's record demonstrates with ample substantial evidence not only the need for a parking lot in this location, but also the infeasibility of the alternatives considered in the SEIR. While evidence regarding the need and justification for the project is presented in several locations in the SEIR, pages 2-3 through 2-5 in Chapter 2, *Project Description*, provide the most detailed discussion. As stated therein, the need and justification for the project include: providing parking and access to the new Building 19; providing parking on the east side of campus, especially to serve Building 10; serving as a construction staging area for the new Building 19; improving access for disabled persons; and removing unsafe structures on the Building 20 site. This discussion is supported by substantial evidence (e.g., parking survey data for the existing lots that serve Building 10, size requirements for comparable construction staging areas, and specific details regarding the design vision for the new Building 19). Chapter 5, *Alternatives*, in the Draft SEIR presents an analysis of three alternatives to the project including a No Project Alternative, Building Demolition Only Alternative, and Reduced Parking Alternative. Two other alternatives, including an Underground Parking Alternative and an Off-Site Alternative, were considered by the lead agency but rejected due to infeasibility (see Draft SEIR, pg. 5-3). In accordance with CEQA, the District has proposed (and the Board may confirm by adopting) the finding that specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the project alternatives identified in the environmental impact report (see Section III, pg. 23, of the Findings of Fact).

Ms. Brandt-Hawley's letter asserts that the botanical specimens, including the dawn redwood, are not easily transplanted and cannot provide the same aesthetic, recreational, and biotic benefits if dispersed around campus, and that the remedy of replacing the specimens does not reduce impacts to insignificance. Regarding transplantation, the SEIR includes mitigation (CSM-AES-2) to transplant botanical specimens where feasible and to replant them on a 1:1 basis where not. The SEIR specifically recognizes that some specimens will not be able to be transplanted, including the mature dawn redwood (see page 3.1-10). The EIR describes that transplantation and/or replanting will preserve continued educational and aesthetic opportunities for viewing individual unique botanical specimens. Regarding biotic benefits, Ms. Brandt-Hawley's letter does not describe how transplantation or replanting does not replace biotic benefits. Regarding aesthetic or recreational benefits overall at CSM and in relation to the removal of the gardens, the SEIR discusses this impact comprehensively, including the removal and transplantation/replanting of individual unique specimens, and provides conclusions based on substantial evidence. While Ms. Brandt-Hawley and Friends may draw a different conclusion about the residual aesthetic or recreational impact, this does not mean that the District's conclusions are unsupported by substantial evidence.

Ms. Brandt-Hawley's letter appears to assert that the Court of Appeal's decision in the litigation leading to the preparation of this SEIR somehow mandated a finding of significant aesthetic impacts of the project. This is not an accurate characterization of the court's decision in this case. The Court of Appeal found there was sufficient evidence in the previous administrative record of a fair argument that the project *may* have significant aesthetic impacts. The court did not (and indeed,

CSM Building 20 Demolition Project

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legally could not) dictate the conclusions of any future environmental review, which are reserved to the Board in its capacity as the discretionary decision-maker for the District. The SEIR prepared for this project analyzes a project that is somewhat different from that at issue in the previous litigation, using updated methodology and substantial evidence. The SEIR also supplements a different environmental document than that document that was at issue in the previous litigation. CEQA and its interpreting case law make clear that a lead agency may reach its own conclusions in an environmental impact report regarding the significance of physical environmental impacts where those conclusions are supported by substantial evidence and that such determinations must be afforded substantial deference by reviewing courts, *even if different conclusions could have been reached*.

For all of these reasons, we conclude that Ms. Brandt-Hawley's letter does not provide any credible basis for further delay in certifying the SEIR and adopting the proposed findings and Mitigation Monitoring and Reporting Program (MMRP). Please feel free to contact me if you have any questions.

Sincerely,



Heidi Mekkelson

Senior Manager

ICF

Brandt-Hawley Law Group

**Chauvet House • PO Box 1659
Glen Ellen, California 95442
707.938.3900 • fax 707.938.3200
preservationlawyers.com**

December 12, 2018

Honorable President Richard Holober
and Members of the Board of Trustees
San Mateo County Community College District
via email

Subject: Item 18-12-101B and 102B
Building 20 Demolition Project

Dear President Holober and Trustees:

On behalf of the Friends of the College of San Mateo Gardens, I am writing to request that you continue your decision on the certification of the project EIR and the approval of the Building 20 Demolition Project. I have been representing the Friends group since 2011, as you know. Yet I was not given notice of this agenda item and have just learned of it. This is my first opportunity to write to you and there has not been adequate time to review the relevant documents including the final EIR and proposed findings.

That being said, it is clear that the project approvals you are considering do not comply with the California Environmental Quality Act. The environmental review did not adequately address the project impacts on aesthetics -- the focus of the Court of Appeal's published decision, or biology, recreation, and cultural and historic resources. Your EIR identifies significant project impacts. The proposed findings that the project impacts are reduced to insignificance are not supported by substantial evidence.

The evidence is that there is no need for demolition of the Building 20 complex, including the north and south gardens. There is no need for additional parking on the east side of campus and in the event of additional need there has been no review of alternative methods of parking. There is no evidence that staging for construction of Building 19 justifies demolition of

December 12, 2018

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the habitat or horticulture complex; the reports before you simply state that there may be need to stage construction in more than one campus location — without discussion of the feasibility or relative impacts. The gardens, including the Dawn Redwood, are not easily transplanted and as we discussed with you many years ago cannot provide the same aesthetic, recreational, and biotic benefits if dispersed around campus. The remedy of replacing the specimens does not reduce impacts to insignificance.

Your responses to comments do not adequately answer the questions and concerns raised. Your environmental documents never address, and assuredly fail to mitigate, the aesthetic impacts noted by the Court of Appeal in its published decision at 11 Cal.App.5th 596, 611:

Here, ... the college community expressed concerns about the aesthetic value of the gardens around Building 20, not just the gardens' social value. The gardens were described as “beautiful” and as having a “positive aesthetic effect on the campus, especially in view of all the concrete that has been laid as part of the new landscaping of the campus.” There was widespread concern that replacing the gardens with a parking lot would remove one of the last green spaces on campus. In sum, there is substantial evidence that the Building 20 demolition project might have a significant environmental effect due to its aesthetic impact on the college campus.

Please do not certify the EIR; it is not a good faith effort at full disclosure. Do not approve the short-sighted demolition of the Building 20 horticulture complex and gardens. Again, I ask that this matter be continued until your next meeting.

Thank you.

Sincerely,


Susan Brandt-Hawley

BOARD REPORT NO. 19-1-1C

TO: Members of the Board of Trustees

FROM: Ron Galatolo, Chancellor

PREPARED BY: Dr. Aaron D. McVean, Vice Chancellor of Educational Services and Planning,
358-6803

**AB288 – “COLLEGE AND CAREER ACCESS PATHWAYS DUAL ENROLLMENT” AND
AB705 – “MATRICULATION: ASSESSMENT IMPLEMENTATION”**

In recent years, the California Assembly has passed two bills that have significant implications for the SMCCCD Strategic Plan: AB288 and AB705. The first bill, AB288 “College and Career Access Pathways (CCAP) partnerships,” was passed in October of 2015. AB288 addresses CCAP dual enrollment programs established between community college districts and high school and unified school districts that allow high school students to earn college and high school credit simultaneously while taking courses as part of their regular high school schedule in their junior and senior years. AB288 makes significant changes to previous practices, allowing high school students to earn up to 15 college units per term in designated academic programs that lead to a degree or certificate. The implementation and expansion of AB288 CCAP Dual Enrollment opportunities is a priority of the SMCCCD colleges, as well as for feeder high school and unified districts.

The second bill, AB705 “Student Success Act of 2012: matriculation: assessment” was passed in October of 2017. AB705 requires that a “community college district or college maximize the probability that a student will enter and complete transfer-level coursework in English and math within a one year timeframe and use, in the placement of students into English and math courses, one or more of the following: high school coursework, high school grades, and high school grade point average.” In plain language, AB705 requires the use of high school transcripts for placement into English and math sequences for students who have an educational goal of certificate, degree, or transfer, in a manner that maximizes the likelihood they will complete transfer level coursework in one year. In practice, this will result in significantly more students being placed directly into transfer level courses, and requires innovation in both the curriculum and the academic and student supports in transfer level English and math.

The implementation of both AB288 and AB705 support Goal 2 of the District Strategic Plan to “Establish and Expand Relationships with School Districts, 4-year College Partners, and Community-based Organizations to Increase Higher Education Attainment in San Mateo County.” Specifically, these bills align with identified Districtwide Strategies to:

- Support seamless transitions to College for secondary school students.
- Increase Middle College and Early College opportunities.
- Make concurrent and dual enrollment processes more efficient and accessible for secondary schools and their students.
- Work with feeder high schools to develop better placement processes that result in higher levels of students placed into college credit courses and programs.

- Increase and articulate visible pathways for transfer and job placement to help students meet their stated goals.
- Create faculty-to-faculty exchanges with high school discipline counterpart faculty to better align curricula and to create seamless transitions from secondary to postsecondary education.

Furthermore, the successful implementation of both AB288 and AB705 will have positive impacts on the District Strategic Plan metrics. A presentation will be provided to the Board at the meeting, detailing the impacts of these bills on the colleges and how the District is working with local educational partners to integrate and implement the language of the bills into ongoing operations that will benefit students.

AB288 – COLLEGE AND CAREER ACCESS PATHWAYS (CCAP) DUAL ENROLLMENT AND AB705 – MATRICULATION: ASSESSMENT IMPLEMENTATION

BOARD STUDY SESSION, JANUARY 9, 2019

OVERVIEW

In recent years, the California State Assembly has passed two bills that have significant implications for the SMCCCD Strategic Plan: AB288 and AB705. The implementation of both AB288 and AB705 support Goal 2 of the District Strategic Plan to “Establish and Expand Relationships with School Districts, 4-year College Partners, and Community-based Organizations to Increase Higher Education Attainment in San Mateo County.” Specifically, these bills align with identified Districtwide Strategies to:

- Support seamless transitions to College for secondary school students.
- Increase Middle College and Early College opportunities.
- Make concurrent and dual enrollment processes more efficient and accessible for secondary schools and their students.
- Work with feeder high schools to develop better placement processes that result in higher levels of students placed into college credit courses and programs.
- Increase and articulate visible pathways for transfer and job placement to help students meet their stated goals.
- Create faculty-to-faculty exchanges with high school discipline counterpart faculty to better align curricula and to create seamless transitions from secondary to postsecondary education.

AB288 – COLLEGE AND CAREER ACCESS PATHWAYS (CCAP) DUAL ENROLLMENT

The first bill, [Assembly Bill \(AB\) 288](#) was passed in October of 2015. AB288 addresses College and Career Access Pathways (CCAP) dual enrollment programs established between community college districts and high school and unified school districts that allow high school students to earn college and high school credit simultaneously while taking courses as part of their regular high school schedule in their junior and senior years. AB288 makes significant changes to previous practices, allowing high school students to earn up to 15 college units per term in designated academic programs that lead to a degree or certificate. The implementation and expansion of AB288 CCAP Dual Enrollment opportunities is a priority of the SMCCCD colleges, as well as for feeder high school and unified districts.

Each of the colleges in the District is in the process of expanding dual enrollment options. Table 1 below shows the number of CCAP and Non-CCAP dual enrollment sections offered and the number of students served in Fall 2018. Beginning in Fall 2018, Skyline College moved its dual enrollment program under the umbrella of the District CCAP Agreements. For a comparison of CCAP and Non-CCAP dual enrollment programs, see Table 2 below.

	Cañada College		College of San Mateo		Skyline College	
	CCAP	Non-CCAP	CCAP	Non-CCAP	CCAP	Non-CCAP
Sections	0	8	0	9	27	0
Headcount	0	209	0	200	509	0

Table 1 – Fall 2018 Dual Enrollment Sections and Students Served

The SMCCCD has entered into AB288 CCAP Agreements with Jefferson Union High School District, South San Francisco Unified School District, San Mateo Union High School District, and Sequoia Union High School District, allowing dual enrollment courses to be developed and offered at any of the high schools located within those Districts. Skyline College plans to expand offerings from 27 to 45 sections across the four Districts in Spring 2019. College of San Mateo and Cañada College plan to begin CCAP offerings in Fall 2019.

COMPARISON OF CCAP AND NON-CCAP DUAL ENROLLMENT

	Non-CCAP***	CCAP
Purpose	Providing advanced scholastic and vocational training to students who are determined to be ready to undertake college credit coursework.	Expanding dual enrollment for students who may not already be college bound or who are underrepresented in higher education.
Goals	Providing opportunities for eligible K12 students to benefit from advanced scholastic or vocational course work.	Goal of <i>seamless pathways</i> to community college for: Career and Technical Education (CTE) <i>or</i> transfer, improving high school graduation rates, or college and career readiness.
Partners	A community college and a local high school, a community college district and a school district, a community college district and a high school, and community college and a high school district.	Must be a community college <i>district</i> and a school <i>district</i> .
Courses	College level academic and CTE.	Must be a part of a pathway, may be college level and/or developmental math or English under certain circumstances and CTE.

Enrollment for purposes of Special Part-Time Student Status	<p>Students allowed to enroll in up to 11.99 units per term.</p> <p>Students have lowest enrollment priority.</p>	<p>Students allowed to enroll in up to 15 units (4 courses) per term.</p> <p>Students may have same priority enrollment as Middle College HS students.</p>
Apportionment	<p>District may claim apportionment for a course that is open to the general public. If the course is offered at a high school campus, the course shall not be held during the time the campus is closed to the general public.</p> <p>The course, and FTES generated in such courses, must also comply with all other applicable statutory or regulatory requirements related to the claiming the attendance of special admit students.</p>	<p>District may claim apportionment for a course offered on the college campus and for a closed course located on a high school campus to CCAP participants.</p> <p>The course, and FTES generated in such courses, must also comply with all other applicable statutory or regulatory requirements related to claiming the attendance of special admit students as applicable to CCAP partnerships.</p>
Approval Process	<p>If the school district and community college district enter into an agreement, it is advised that it be approved by both boards.</p>	<p>Agreement must be presented to each district’s board twice at subsequent meetings that are open to the public--once as an information item and again for public comments and a board vote to approve or disapprove AND submitted to state Chancellor’s Office for approval.</p>
Reporting	<p>MIS</p>	<p>Additional reporting requirements including data sharing agreement.</p>

Table 2 – SOURCE: https://www.careerladdersproject.org/wp-content/uploads/2015/12/V10_AB288vsnon-onepager.pdf

DUAL ENROLLMENT VS. CONCURRENT ENROLLMENT

The three colleges of the SMCCCD have a long history of offering concurrent enrollment opportunities for high school students. Although both concurrent and dual enrollment programs allow high school students to enroll in college courses under Education Code section 76000 as “special part-time” or “special admit” students, concurrent enrollment is a general term that refers to part-time enrollment in community college classes while still enrolled in a school district. Students who are concurrently enrolled receive college credit for courses completed, but do not also receive high school credit (i.e., the college courses

do not count toward high school graduation). Dual enrollment course offerings, in contrast, allow students to earn both college and high school credit simultaneously.

AB288 ADDITIONAL RESOURCES

<http://extranet.cccco.edu/Divisions/AcademicAffairs/DualEnrollment.aspx>

<https://www.careerladdersproject.org/areas-of-focus/pathways/ccccode/>

AB705 – MATRICULATION: ASSESSMENT IMPLEMENTATION

The second bill, AB705 “Student Success Act of 2012: matriculation: assessment” was passed in October of 2017. AB705 requires that a “community college district or college maximize the probability that a student will enter and complete transfer-level coursework in English and math within a one year timeframe and use, in the placement of students into English and math courses, one or more of the following: high school coursework, high school grades, and high school grade point average.” In plain language, AB705 requires the use of high school transcripts for placement into English and math sequences for students who have an educational goal of certificate, degree, or transfer, in a manner that maximizes the likelihood they will complete transfer level coursework in one year. In practice, this will result in significantly more students being placed directly into transfer level courses, and requires innovation in both the curriculum and the academic and student supports in transfer level English and math.

According to the California Community College Chancellor’s Office (CCCCO), AB705 is designed to accomplish several outcomes:

1. Increase the number of students who enter and complete transfer-level English and mathematics/quantitative reasoning in one year.
2. Minimize the disproportionate impact on students created through inaccurate placement processes.
3. Increase the number of students completing transfer-level English within three years.

The California Community Colleges Chancellor’s Office (CCCCO) issued a [memorandum on July 11, 2018 RE: Assembly Bill \(AB\) 705 Implementation](#) that included guidance to colleges in order to comply with the bill. Colleges are required to use high school transcript information to place students in their initial English and math course. The memo also outlined a set of default placement rules for colleges to consider, as well as requirements for validation of any alternative rules that colleges chose to adopt. Colleges are required to comply with AB705 beginning fall 2019 for English and math, with additional compliance for credit English as a Second Language (ESL) required by fall 2020. Additional guidance will be forthcoming for ESL.

On Saturday, October 20, 2018, more than 80 math, English, and counseling faculty from all three colleges were joined by administrators and staff to engage in a full day, districtwide AB705 Summit at College of San Mateo (CSM) to discuss placement rules and implementation. In separate breakout sessions, math and English faculty came to consensus regarding the adoption of the default placement

rules outlined by the CCCC. Representatives from the statewide Academic Senate (ASCCC) joined the summit for a Q&A session in the afternoon to provide greater clarity and specificity about what is required and what is allowed under AB705.

BACKGROUND

The colleges of the District formally adopted the use of high school transcripts as the primary mechanism for placement in November of 2016 as part of their elimination of the use of placement exams. However, the default placement rules from the CCCC for math and English as outlined in the July 11, 2018 memo RE: Assembly Bill (AB) 705 Implementation lower the GPA threshold for placement into transfer level coursework, and eliminate the requirement of a passing high school course grade for placement into transfer level math.

IMPLICATIONS

The colleges of the District have reached consensus for the adoption and implementation of the CCCC’s default placement rules for high school transcript information for math and English as outlined in the July 11, 2018 memo RE: Assembly Bill (AB) 705 Implementation. These placement rules as they relate to the curriculum at the colleges in the SMCCCD are as follows:

ENGLISH

The default placement rules for English are outlined in Table 3 below.

Group	HS GPA	Placement
1	≥ 2.6	ENGL 100
2	1.9 to 2.6	ENGL 105 (Including additional academic and concurrent support)
3	< 1.9	ENGL 105 (Including additional academic and concurrent support)

Table 3

MATH

The CCCC default placement rules for mathematics differ for statistics and algebra based sequences, as outlined below.

STATISTICS/LIBERAL ARTS MATHEMATICS

The statistics and liberal arts math sequence does not assume a specific level of previous high school math completion (see Table 4 below). For Groups 2 and 3, placement will be into hard-linked co-requisite courses.

Group	HS GPA	Placement
1	≥ 3.0	MATH 145, 200, 201
2	2.3 to 2.9	MATH 200 + 800
3	< 2.3	MATH 201 + 801 (Including additional academic and concurrent support)

Table 4

BUSINESS & STEM (BSTEM) MATHEMATICS

The BSTEM placement rules presume student completion of Intermediate Algebra/Algebra 2, an equivalent such as Integrated Math III, or higher course in high school (see Table 5 below). For Groups 2 and 3, placement will be into hard-linked co-requisite courses.

Group	HS GPA	Placement
1	≥ 3.4 or... ≥ 2.6 & previously enrolled in a HS Calculus course	MATH 125, 130, 150, 225, 241
2	≥ 2.6 or... previously enrolled in a HS Pre-Calculus course	MATH 130 + 830 MATH 150 + 850 MATH 225 + 825 MATH 241 + 841
3	≤ 2.6 and no previous Pre-Calculus	(Including additional academic and concurrent support)

Table 5

ADDITIONAL CONSIDERATIONS

The implementation of AB705 requires providing “additional academic and concurrent support” for specific groups of students identified by their high school GPA and course taking, as outlined in the default placement rules. The models of support that are ultimately implemented will have resource implications. The three colleges of the SMCCCD are currently in the process of determining the model of additional and concurrent student and academic support services as part of the implementation of AB705.

AB705 AND CREDIT ESL/ESOL

Full implementation of AB 705 for ESL is required by the Fall of 2020, and the guidance for compliance is still under development by the state Chancellor’s Office in partnership with the state Academic Senate. Under AB705, colleges will be required to ensure that students enrolled in ESL/ESOL credit coursework

will enter and complete degree and transfer requirements in English within three years. The use of multiple measures for placement of ESL/ESOL students is also required, although not all ESL/ESOL will have high school transcript data to inform placement. ESL/ESOL students coming from high schools with four complete years of HS performance data (approx. 20-25% of ESL students system-wide) may be eligible for direct placement into an English course sequence based on their HS GPA, using rules that are similar to the default placement rules above. Current placement practices that incorporate existing multiple measures and placement tests for ESL/ESOL students will be allowed until further guidance is developed.

AB705 ADDITIONAL RESOURCES

<https://assessment.cccco.edu/ab-705-implementation/>

CONCLUSIONS – COMPREHENSIVE REDESIGN AND GUIDED PATHWAYS

Taken together, the successful implementation of both AB288 and AB705 should be viewed as components of the comprehensive college redesign and implementation of guided pathways that are taking place at the three colleges of the SMCCCD. By allowing students to begin their higher education pathway in their junior year of high school, and ensuring that they start their college career in transfer level English and math, we should see a significant increase in on-time completion of certificates, degrees, and transfer. Additionally, we should see overall increases in the number of successful completions of certificates, degrees, and transfers that will allow the District to achieve the targets it has identified for its Strategic Plan Metrics by 2020.