

San Mateo County Community College District
2015 Facilities Master Plan Amendment
Final 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 Campus Master Plan amendment (Project), including proposed facilities improvements at the College of San Mateo, 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 an environmental impact report (EIR) disclosing the significant environmental impacts of the Project. The Final EIR prepared by the District determined that the Project's facilities improvements at the College of San Mateo could have potentially significant effects on the environment. With the exception of the air quality impact described below, all of the impacts can be avoided or reduced below the level of significance by mitigation measures.

Consistent with CEQA's requirements, the Draft EIR was circulated for a public comment period beginning on August 28, 2015 and ending on October 12, 2015. All written comments received during the public comment period were responded to in Chapter 2 of the Final EIR.

Prior to approving the Project, the District's Board of Trustees (Board) will certify that it has considered the Final EIR, that the Final EIR adequately meets the requirements of CEQA, and the Final EIR 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 EIR. The Final EIR concluded that there would be a significant and unavoidable environmental impact on air quality during construction at the College of San Mateo. Accordingly, the Board will adopt a Statement of Overriding Considerations describing the project benefits that outweigh this impact.

Pursuant to Public Resources Code (PRC) Section 21081.6, the Board is also adopting a mitigation monitoring and reporting program (MMRP) for the mitigation measures that are the Board's responsibility to implement. The MMRP establishes a program to ensure that the adopted mitigation measures identified in the Final EIR will be implemented.

B. Environmental Impact Report (EIR)

The EIR for the Campus Master Plan amendment identifies significant effects on the environment that may occur as a result of the Project's facilities improvements at the College of San Mateo. In accordance with CEQA Guidelines Section 15091, the Board is adopting the following findings. In addition, it is adopting a Mitigation Monitoring and Reporting Program

(MMRP) to report on and/or 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.

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D. Overview of the Project

The Campus Master Plan amendment identifies planned improvements at each of the District's three campuses—Cañada College, College of San Mateo (CSM), and Skyline College—to continue the modernization and renovation work that began with adoption of the District's 2001 and 2006 facilities master plans. The improvements at each of the campuses include building modernization and renovation; building demolition and new building construction; landscape, hardscape and pedestrian walkway improvements; parking expansion/reconfiguration and roadway modifications; and renewable energy and water conserving installations.

The District has identified the following objective for the Project:

- To better serve approximately the same number of current students and staff at each campus and to prepare students for universities and high-demand jobs, the District plans to provide modern facilities and technology for the foreseeable future; improve access for disabled students; ensure classrooms meet earthquake, fire and safety requirements; replace aging infrastructure with energy efficient systems; improve pedestrian flow between buildings, make landscape and hardscape improvements, and better align parking lots and roadways.

The following findings pertain to the facility improvements planned for College of San Mateo, located in the City of San Mateo. The improvements are listed in Table 1.

Table 1. Proposed Facilities Improvements at College of San Mateo

Proposed Improvement	Facility	Approximate Size
Building Demolition	• Building 8, Gymnasium	56,000 sf
	• Building 12, East Hall	22,376 sf
	• Building 19, Emerging Technologies	30,856 sf
New Building Construction	• Building 8, Gymnasium	75,000–80,000 sf
	• Building 19, Center for Innovation and Emerging Technologies	53,250 sf
Modernization and Renovation	<ul style="list-style-type: none">• Building 1, Public Safety/Multi-Disciplinary• Building 3, Humanities/Arts• Building 7, Facilities Maintenance Center• Building 9, Library/KCSM Television and Radio• Building 17, Student Support Services• Building 34, Fire Science/Information Technology Services Management• Corporation Yard	-- ^a
Potential Renewable Energy Installations	• Lots 1, 2, and/or 9 (solar)	30 kwh/sf/yr (maximum)
	• Building 7, Facilities Maintenance Center (cogeneration)	30 kwh/sf/yr (maximum)
	• Buildings 5 and 8 (solar and/or solar thermal)	30 kwh/sf/yr (maximum)
	• Building 9 (Potential vertical axis turbine adjacent to B9)	30 kwh/sf/yr (maximum)

Notes:

^a Modernization and renovation could include interior and exterior improvements, but the overall building structures and size would not change.

sf = square feet

kwh/sf/yr = kilowatt-hours per square foot per year

II. FINDINGS REQUIRED UNDER CEQA

A. Explanation of Findings

Prior to approval of a project, the Final EIR 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 a mitigation measure is being adopted to address the Project's significant impacts; finding b. is used when another 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 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, 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.

The full descriptions of the following impacts and mitigation measures are contained in the Final EIR 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 environmental impact report.

Supporting Evidence:

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

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

CSM-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at the College of San Mateo. This measure ensures that the project will not raise dust and thereby create a visual impact.

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 environmental impact report.

Supporting Evidence:

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

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

CSM-AQE-1: Implement BAAQMD basic construction mitigation measures to reduce construction-related NO_x emissions at the College of San Mateo. This 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). Together, measures CSM-AQE-1 through CSM-AQE-4 will maintain potential NO_x emissions below the threshold level.

CSM-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO_x emissions at the College of San Mateo. This requires the construction contractor implement the additional NO_x emissions control measures promulgated by BAAQMD. Together, measures CSM-AQE-1 through CSM-AQE-4 will maintain potential NO_x emissions below the threshold level.

CSM-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at the College of San Mateo. This requires the use of Tier 4 engines for construction equipment. It will reduce DPM, Reactive Organic Gases (ROG), and NO_x emissions that would otherwise come from construction equipment. Together, measures CSM-AQE-1 through CSM-AQE-4 will maintain potential NO_x emissions below the threshold level.

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

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. This measure specifies the measures that the District will undertake to meet the BAAQMD's reduction standards. These will ensure that the project 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. The measures reduce this impact in the manner discussed in Impact CSM-AQE-2 above so that the project will not make a cumulatively considerable contribution to the air basin's non-attainment.

CSM-AQE-1: Implement BAAQMD basic construction mitigation measures to reduce construction-related NO_x emissions at the College of San Mateo. This 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). Together, measures CSM-AQE-1 through CSM-AQE-4 will maintain potential NO_x emissions below the threshold level.

CSM-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO_x emissions at the College of San Mateo. This requires the construction contractor implement the additional NO_x emissions control measures promulgated by BAAQMD. Together, measures CSM-AQE-1 through CSM-AQE-4 will maintain potential NO_x emissions below the threshold level.

CSM-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at the College of San Mateo. This requires the use of Tier 4 engines for construction equipment. It will reduce DPM, Reactive Organic Gases (ROG), and NO_x emissions that would otherwise come from construction equipment. Together, measures CSM-AQE-1 through CSM-AQE-4 will maintain potential NO_x emissions below the threshold level.

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

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. This measure specifies the measures that the District will undertake to meet the BAAQMD's reduction standards. These will ensure that the project does not exceed BAAQMD thresholds for particulate matter emissions.

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.

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

Supporting Evidence:

The Board has adopted the following four mitigation measures to reduce this temporary impact, but not to a less than significant level.

CSM-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO_x emissions at College of San Mateo. This requires the construction contractor implement the additional NO_x emissions control measures promulgated by BAAQMD.

CSM-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at College of San Mateo. This requires the use of Tier 4 engines for construction equipment. It will reduce DPM, Reactive Organic Gases (ROG), and NO_x emissions that would otherwise come from construction equipment.

CSM-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM₁₀ and PM_{2.5} dust at College of San Mateo. This measure specifies the measures that the District will undertake to meet the BAAQMD's reduction standards. These will ensure that the project does not exceed BAAQMD thresholds for particulate matter emissions.

CSM-AQE-6: Install filtration systems on ventilation and recirculation systems at the College of San Mateo. This 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.

This impact would be less than significant with mitigation at onsite receptors, but significant and unavoidable at offsite receptors, even with mitigation. Additional mitigation is infeasible for practical reasons. Specifically, the District does not have the authority to require offsite receptors to install the filtration systems or to otherwise comply with the provisions of CSM-AQE-6.

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.

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

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.

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.

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

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.

CSM-CUL-1: Stop work if cultural resources are encountered during ground-disturbing activities at the College of San Mateo. This 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-4: 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.

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.

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 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.

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.

CC-GEO-1: Prepare a site-specific geotechnical investigation for all structures to be occupied by humans at Cañada College and comply with recommendations. This 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.

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 mitigation measures to reduce this impact to a less than significant level.

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

CSM-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at College of San Mateo. This measure specifies the measures that the District will undertake to meet the BAAQMD's reduction standards. These will ensure that the project does not exceed BAAQMD thresholds for particulate matter 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.

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 mitigation measures to reduce this impact to a less than significant level.

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. This measure 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.

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. This measure 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 mitigation measures to reduce this impact to a less than significant level.

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 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.

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. This measure 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.

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. This measure 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-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.

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.

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 mitigation measures to reduce this impact to a less than significant level.

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

CSM-HAZ-5: Create and maintain adequate firebreaks and practice fire prevention at the College of San Mateo. This 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 four mitigation measures to reduce this impact to a less than significant level.

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

CSM-HYD-2: Design and maintenance of hydromodification features as postconstruction measures at 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.

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 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.

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. This measure 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.

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.

CSM-HYD-2: Design and maintenance of hydromodification features as postconstruction measures at 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 two mitigation measures to reduce this impact to a less than significant level.

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

CSM-HYD-2: Design and maintenance of hydromodification features as postconstruction measures at 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-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 mitigation measure to reduce this impact to a less than significant level.

CSM-HYD-2: Design and maintenance of hydromodification features as postconstruction measures at 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-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 mitigation measure to reduce this impact to a less than significant level.

CSM-HYD-2: Design and maintenance of hydromodification features as postconstruction measures at 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.

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.

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.

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.

Supporting Evidence:

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

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

As required by CEQA, a discussion of possible alternatives to the Campus Master Plan amendment. In addition to the No-Project Alternative, the EIR examined one alternative for each campus—Cañada College, CSM, and Skyline College. With adoption of the Project, the Board makes the following findings to support its rejection of the No-Project and CSM campus alternatives.

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 and the CSM campus would continue to function as it does currently. Over time, activities on the campus would likely have a somewhat smaller impact on energy use, stormwater quality, and water demand than under existing conditions due to continued implementation of the campus sustainability plan.

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:

By retaining the status quo, the No Project Alternative would not meet the objectives to provide modern facilities and technology for the foreseeable future; improve access for disabled students; ensure classrooms meet earthquake, fire and safety requirements; replace aging infrastructure with energy efficient systems; improve pedestrian flow between buildings, make landscape and hardscape improvements, and better align parking lots and roadways.

The No Project alternative is inconsistent with District sustainability policies intended to reduce the overall impact of campus operation. Specifically, this alternative would limit the District's ability to meet the objectives of the *College of San Mateo Sustainability Plan* to substantially reduce energy use and increase water conservation and efficiency. The objectives cannot be met without modernization of the campus and the replacement of older buildings with more energy- and water-efficient ones.

Additional Solar Energy Alternative: Under this alternative, the District would install additional solar energy recovery systems on campus in those parking lots that are not slated for solar energy recovery systems in the Project. The additional renewable energy capacity would help to offset the GHG emissions from campus operations. The alternative would otherwise include the same features as the Project.

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 Project is designed to minimize greenhouse gas (GHG) emissions from operations and, with energy conservation measures and renewable energy facilities built into the Project, will not have significant operational emissions. GHG emissions resulting from construction activities will be less than significant with the implementation of mitigation measures CSM-GHG-1 and CSM-AQE-5 described above. This alternative is not necessary because the Project, as mitigated, would not result in a significant effect on the environment. The District chooses to employ the two mitigation measures rather than install more solar energy facilities than already proposed. Additional solar facilities have the disadvantage of somewhat increasing the visual impact of the Project. The mitigation measures would not have that disadvantage.

IV. STATEMENT OF OVERRIDING CONSIDERATIONS

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

The Final EIR disclosed that the Project will expose existing offsite receptors to pollutant concentrations during construction (Impact CSM-AQE-5). Construction-related diesel particulate matter (DPM) and fine particulate matter (PM_{2.5}) 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 benefits outweigh this significant impact.

- The Project will replace old Buildings 8 (Gymnasium – Kinesiology/Wellness) and 19 (Emerging Technologies - Center for Innovation and Emerging Technologies) with new, energy-efficient buildings that will advance the College of San Mateo's sustainability goals. This includes Goal 4 (The Built Environment), Goal 5 (Energy Efficiency), and Goal 6 (Water Conservation) of the *College of San Mateo Sustainability Plan*.
- The Project will modernize and renovate existing Buildings 1 (Public Safety/Multidisciplinary), 3 (Humanities/Arts), 9 (Library and KCSM television and radio), 17 (Student Support Services), and 34 (Fire Science/Information Technology Services Management) to better support classroom instruction and student support services needs. This will also provide the opportunity to improve energy and water use efficiency in these buildings.
- The Project will continue the overall campus renovation begun with the 2006 Campus Master Plan. This will incorporate sustainable design practices into the campus to increase energy efficiency and reduce water usage; improve storm water drainage management to advance the goal of achieving a "net-zero" runoff rate, thereby reducing the potential for surface water pollution; provide Americans with Disabilities Act compliant walkways and buildings; and improve the teaching and learning environment through campus modernization and rejuvenation.
- The Project includes renewable energy installations that will reduce College of San Mateo operational costs by offsetting energy purchases, provide leadership in the education of students to support sustainable lifestyles, and raise awareness in the community about the potential of renewable energy.