San Mateo County Community College District
2015 Facilities Master Plan Amendment
Final Environmental Impact Report
Findings of Fact for Skyline College

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 Skyline College, 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 could have potentially significant effects on the environment, all of which 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.

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 several significant effects on the environment that may occur as a result of the Project's facilities improvements at Skyline College. 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 Skyline College, located in the City of San Bruno. The improvements are listed in Table 1.

Table 1. Proposed Facilities Improvements at Skyline College

Proposed Improvement	Facility	Approximate Size
Building Demolition	• Building 1, Social Science/Creative Arts Programs	78,000 sf
	• Buildings 19 and 20 (Pacific Heights)	39,000 sf
New Building Construction	• Building 1, Social Science/Creative Arts Programs	120,000 sf
	• Building 12, Environmental Sciences	20,000 sf
	• Boiler Room and Utilities Plant	3,000–5,000 sf
	• Building 15, Career and Sustainable Technology	8,500–10,000 sf
	• Residential Complex	Up to 71 units (47 single-family and 24 multi-family) on 8 acres
Modernization and Renovation	• Building 2, Workforce/Economic Development Prosperity Center • Building 5, Library/Learning Resource Center • Building 14, Early Childhood Education (Loma Chica)	--[a]
Pedestrian Improvements	• South Pedestrian Gateway, south of Building 1	200,000 sf[b]
	• Pedestrian connection between Environmental Sciences Building and Building 8	400 feet long[b]
Parking Lot Expansion	• Lot L	125–175 new parking stalls
Potential Renewable Energy Installations	• Building 1/1A (cogeneration, energy storage, solar thermal)	30 kwh/sf/yr (maximum)
	• Lots 1,2 and/or 9 (solar)	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.

[b] The size of the pedestrian improvements is unknown at this time but is estimated to be within the currently paved or disturbed area identified in the table, based on the area shown in **Figure ES-3**.

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 and have not been modified, superseded or withdrawn, 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 SC-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.

SC-AES-1: Limit exterior construction activities to daylight hours at Skyline College 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.

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

Impact SC-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 environmental impact report.

Supporting Evidence:

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

SC-AES-2: Apply aesthetic design treatments to buildings within scenic views, including vistas, at Skyline College. This measure establishes specific design requirements for roofing materials and exterior treatments that will reduce the visibility of the new buildings.

SC-AES-3: Ensure new residential development blends with existing residential development at Skyline College. This will require that the new residential development blends with adjacent existing residential development. New development will be designed to be consistent in height and massing and have similar façade and landscaping to existing development.

Impact SC-AES-3: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

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 which reduce the impact to a less-than-significant level.

SC-AES-2: Apply aesthetic design treatments to buildings within scenic views, including vistas, at Skyline College. This measure establishes specific design requirements for roofing materials and exterior treatments that will reduce the visibility of the new buildings.

Impact SC-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.

SC-AES-4: Apply minimum lighting standards at Skyline College. 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 SC-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 which reduce the impact to a less-than-significant level.

SC-AQE-1: Implement BAAQMD basic construction mitigation measures to reduce construction-related NOX emissions at Skyline College. 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 SC-AQE-1 through SC-AQE-4 will maintain potential NO_X emissions below the threshold level.

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

SC-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at Skyline College. 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 SC-AQE-1 through SC-AQE-4 will maintain potential NO_X emissions below the threshold level.

SC-AQE-4: Offset NO_X emissions generated during construction to quantities below applicable BAAQMD CEQA thresholds at Skyline College. 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 SC-AQE-1 through SC-AQE-4 will maintain potential NO_X emissions below the threshold level.

SC-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at Skyline College. 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 SC-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 SC-AQE-2 above so that the project will not make a cumulatively considerable contribution to the air basin's non-attainment.

SC-AQE-1: Implement BAAQMD basic construction mitigation measures to reduce construction-related NOX emissions at Skyline College. 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 SC-AQE-1 through SC-AQE-4 will maintain potential NO_X emissions below the threshold level.

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

SC-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at Skyline College. 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 SC-AQE-1 through SC-AQE-4 will maintain potential NO_X emissions below the threshold level.

SC-AQE-4: Offset NO_X emissions generated during construction to quantities below applicable BAAQMD CEQA thresholds at Skyline College. 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 SC-AQE-1 through SC-AQE-4 will maintain potential NO_X emissions below the threshold level.

SC-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at Skyline College. 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 SC-AQE-5: Expose existing sensitive receptors to substantial pollutant concentrations during 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 three mitigation measures which reduce the impact to a less-than-significant level.

SC-AQE-2: Implement BAAQMD additional construction mitigation measures to reduce construction-related NO_X emissions at Skyline College. This requires the construction contractor implement the additional NO_X emissions control measures promulgated by BAAQMD.

SC-AQE-3: Utilize clean diesel-powered equipment during construction to control construction-related DPM emissions at Skyline College. 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.

SC-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at Skyline College. 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.

Biological Resources:

Impact SC-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 which reduces the impact to a less-than-significant level.

SC-BIO-1: Implement special-status plant species avoidance and revegetation measures at Skyline College. This measure 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 SC-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 which reduces the impact to a less-than-significant level.

SC-BIO-2: Implement white-tailed kite and other nesting bird avoidance measures at Skyline College. 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 SC-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 which reduces the impact to a less-than-significant level.

SC-BIO-3: Implement fringed myotis, pallid bat, and hoary bat avoidance measures at Skyline College. 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 SC-BIO-4: Impact Mission blue butterfly.

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 which reduce the impact to a less-than-significant level. Avoidance of Mission blue butterfly host plants will ensure that no take of the species would occur and ensure Project compliance with Endangered Species Act.

SC-BIO-4a: Conduct presence–absence survey for Mission blue butterfly at Skyline College. The District will retain a qualified biologist with demonstrated field experience identifying Mission blue butterflies to conduct a series of four surveys of the silver lupine stands in and adjacent to (i.e., within 100 feet of) the Project footprint at the western edge of Skyline College for the presence of Mission blue butterfly. This measure establishes specific standards for conducting the surveys to ensure that they will detect any butterflies on the site.

SC-BIO-4b: Avoid impacts on Mission blue butterfly habitat during construction of the Environmental Sciences building at Skyline College. If Mission blue butterflies are detected during the surveys undertaken for mitigation measure SC-BIO-4a, the District will retain a qualified biologist experienced in silver lupine identification to delineate observed stands of this plant with a global positioning system (GPS) unit near the proposed Building 12, Environmental Sciences in the western portion of Skyline College prior to the final design of the structure. The GPS data will be used to design the Environmental Sciences building and its placement on the site to avoid the delineated patches of silver lupine. The design will provide that neither construction activities (including site preparation, materials storage, and transport) nor the location of the building eliminate any areas of silver lupine.

SC-BIO-4c: Consult with the U.S. Fish and Wildlife Service if impacts on Mission blue butterfly habitat cannot be avoided. If Mission blue butterflies are detected during presence–absence surveys and avoidance of silver lupine is not feasible, the District will consult with the U.S. Fish and Wildlife Service regarding appropriate compensatory mitigation for the loss of habitat, including possible salvage and translocation of impacted plants. This measure includes specific performance standards to ensure that if translocation of impacted plants is approved as a component of compensatory mitigation, the transplantation will be effective.

Impact SC-BIO-5: Impact California red-legged frog.

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 which reduce the impact to a less-than-significant level.

SC-HYD-1: Implement erosion-control measures to protect water quality during construction at Skyline College. 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.

SC-HYD-2: Design and maintenance of hydromodification features as postconstruction measures at Skyline College. 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 SC-BIO-7: 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 which reduces the impact to a less-than-significant level.

SC-BIO-2: Implement white-tailed kite and other nesting bird avoidance measures at Skyline College. 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 SC-BIO-8: Potentially conflict with the City of San Bruno's heritage tree ordinance.

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 which reduces the impact to a less-than-significant level.

SC-BIO-5: Implement tree avoidance, minimization, and replacement plan at the residential development site at Skyline College. This measure provides that if there are heritage trees (as defined in Chapter 8.25 of the City of San Bruno Municipal Code) located on the residential development site that would be removed or pruned in conjunction with the development, then prior to ground disturbance, the District will apply for and receive a heritage tree removal permit from San Bruno. The District will comply with the conditions of that permit. The measure specifies performance standards for conducting a tree survey and preparing a site plan to inform the permit process.

Cultural Resources:

Impact SC-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 which reduces the impact to a less-than-significant level.

SC-CUL-1: Stop work if cultural resources are encountered during ground-disturbing activities at Skyline College. 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 SC-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 which reduces the impact to a less-than-significant level.

SC-CUL-2: Stop work if human remains are encountered during ground-disturbing activities at Skyline College. 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 SC-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 which reduces the impact to a less-than-significant level.

SC-GEO-1: Prepare a site-specific geotechnical investigation for all structures to be occupied by humans at Skyline 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.

Impact SC-GEO-5: Result in loss of topsoil from 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 which reduces the impact to a less-than-significant level.

SC-GEO-2: Stockpile topsoil removed during construction at Skyline College 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 SC-GEO-6: Increase risk of landslide, liquefaction, lateral spread, subsidence, or collapse, as a result of Project location on an unstable geologic unit or soil.

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 which reduces the impact to a less-than-significant level.

SC-GEO-1: Prepare a site-specific geotechnical investigation for all structures to be occupied by humans at Skyline 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.

Impact SC-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 which reduces the impact to a less-than-significant level.

SC-GEO-1: Prepare a site-specific geotechnical investigation for all structures to be occupied by humans at Skyline 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.

Impact SC-GEO-8: Result in direct or indirect destruction of a unique paleontological resource or site or unique geologic feature.

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 which reduces the impact to a less-than-significant level.

SC-GEO-3: Implement procedures for identifying, evaluating, and recovering paleontological resources at Skyline College. Prior to the start of any subsurface excavations that would extend beyond previously disturbed soils, all construction forepersons and field supervisors will receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology, who is experienced in teaching non-specialists, to ensure they can recognize fossil materials and will follow proper notification procedures in the event any are uncovered during construction. If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards.

Greenhouse Gases

Impact SC-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 which reduce the impact to a less-than-significant level.

SC-GHG-1: Where feasible, implement BAAQMD's best management practices for GHG emissions at Skyline College. 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.

SC-AQE-5: Implement BAAQMD basic construction mitigation measures to reduce construction-related PM10 and PM2.5 dust at Skyline College. 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 SC-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 which reduces the impact to a less-than-significant level.

SC-HAZ-1: Prepare and implement a Spill Prevention, Control, and Countermeasure Program for construction activities at Skyline College. 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 SC-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 which reduce the impact to a less-than-significant level.

SC-HAZ-2: Prepare a site safety plan (soil and groundwater management plan) to protect people from residual soil/groundwater contamination during construction at Skyline College. 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.

SC-HAZ-3: Implement measures to protect people from exposure to lead and asbestos in buildings during building renovation or demolition activities at Skyline College. 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 SC-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 which reduce the impact to a less-than-significant level.

SC-HAZ-1: Prepare and implement a Spill Prevention, Control, and Countermeasure Program for construction activities at Skyline College. 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.

SC-HAZ-2: Prepare a site safety plan (soil and groundwater management plan) to protect people from residual soil/groundwater contamination during construction at Skyline College. 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.

SC-HAZ-3: Implement measures to protect people from exposure to lead and asbestos in buildings during building renovation or demolition activities at Skyline College. 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 SC-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 which reduces the impact to a less-than-significant level.

SC-TRA-1: Implement a Traffic Control Plan during construction at Skyline College. 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 SC-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 measure which reduces the impact to a less-than-significant level.

SC-HAZ-4: Comply with legal requirements for fire prevention during construction activities at Skyline College. 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.

SC-HAZ-5: Create and maintain adequate firebreaks and practice fire prevention at Skyline College. 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 SC-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 mitigation measures which reduce the impact to a less-than-significant level.

SC-HYD-1: Implement erosion-control measures to protect water quality during construction at Skyline College. 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.

SC-HYD-2: Design and maintenance of hydromodification features as postconstruction measures at Skyline College. 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.

SC-HAZ-1: Prepare and implement a Spill Prevention, Control, and Countermeasure Program for construction activities at Skyline College. 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.

SC-HAZ-2: Prepare a site safety plan (soil and groundwater management plan) to protect people from residual soil/groundwater contamination during construction at Skyline College. 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 SC-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 which reduces the impact to a less-than-significant level.

SC-HYD-2: Design and maintenance of hydromodification features as postconstruction measures at Skyline College. 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 SC-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 mitigation measure which reduces the impact to a less-than-significant level.

SC-HYD-1: Implement erosion-control measures to protect water quality during construction at Skyline College. 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.

SC-HYD-2: Design and maintenance of hydromodification features as postconstruction measures at Skyline College. 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 SC-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 which reduces the impact to a less-than-significant level.

SC-HYD-2: Design and maintenance of hydromodification features as postconstruction measures at Skyline College. 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 SC-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 which reduces the impact to a less-than-significant level.

SC-HYD-2: Design and maintenance of hydromodification features as postconstruction measures at Skyline College. 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.

Land Use and Planning:

Impact SC-LUP-2: Conflict with applicable land use plans, policies, or regulations.

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 which reduces the impact to a less-than-significant level.

SC-LUP-1: Rezone Surplus Parcel B and amend the general plan land use designation to permit R-3 dwellings at Skyline College. The District will submit rezoning and general plan amendment applications to the City of San Bruno as necessary to ensure that the proposed residential development is consistent with the City's planning documents.

Noise

Impact SC-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 measures which reduce the impact to a less-than-significant level.

SC-NOI-1: Employ noise-reducing construction practices at Skyline College. 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.

SC-NOI-2: Prepare a detailed noise reduction analysis at the potential housing development at Skyline College. Pursuant to this measure, the District will prepare a detailed analysis of the noise reduction requirements that are needed to reduce outdoor noise to an interior level of 45 dBA in any habitable room of the residential development on Surplus Parcel B. The results of this analysis will be summarized in a report and submitted to the City of San Bruno for review and approval. The District will take the actions necessary to ensure that the recommendations of the report are incorporated into the design and construction specifications.

Impact SC-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 which reduces the impact to a less-than-significant level.

SC-NOI-1: Employ noise-reducing construction practices at Skyline College. 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.

Public Services and Utilities:

Impact SC-PSU-1: Reduce service ratios and response times for fire protection and police protection services during 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 which reduces the impact to a less-than-significant level.

SC-PSU-1: Pay the fire and police services development impact fee to the City of San Bruno for Skyline College. This measure will ensure that the Project's fair share of the fire and police services development impact fee for the development of the residential complex at Skyline College will be paid to the City of San Bruno.

Impact SC-PSU-2: Increase student enrollment at schools or increase level of service required at other public facilities resulting in an adverse physical impact to these facilities.

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 which reduces the impact to a less-than-significant level.

SC-PSU-2: Pay the San Bruno Park Elementary School District and San Mateo Union High School District school impact fees for Skyline College. This measure will ensure that the Project's fair share of the school impact fees will be paid to the San Bruno Park Elementary School District and San Mateo Union High School District for the development of the residential complex

Impact SC-PSU-3: Increase demand for water supply at the Project site during 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 which reduces the impact to a less-than-significant level.

SC-PSU-3: Assess the capacity of the City's water and wastewater system infrastructure and pay the capacity fees for Skyline College. This measure will ensure that if the existing water and wastewater facilities/infrastructure would need to be upgraded to serve the residential complex, then the necessary improvements are made and the Project pays its fair share of the City of San Bruno's water and wastewater capacity charges based on meter size.

Impact SC-PSU-4: Increase generation of wastewater at the Project site.

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 which reduces the impact to a less-than-significant level.

SC-PSU-3: Assess the capacity of the City's water and wastewater system infrastructure and pay the capacity fees for Skyline College. This measure will ensure that if the existing water and wastewater facilities/infrastructure would need to be upgraded to serve the residential complex, then the necessary improvements are made and the Project pays its fair share of the City of San Bruno's water and wastewater capacity charges based on meter size.

Recreation

Impact SC-REC-1: Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated.

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 which reduces the impact to a less-than-significant level.

SC-REC-1: Dedicate parkland and/or pay in-lieu fees to City of San Bruno for residential development at Skyline College. Under this measure, the District or the residential complex developer will dedicate 0.9 acres of parkland or pay the equivalent in-lieu fee to the City of San Bruno in compliance with the City's park land requirement.

Transportation and Traffic:

Impact SC-TRA-4: Result in potential construction impacts on traffic operation and circulation, transit service, non-motorized 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 which reduces the impact to a less-than-significant level.

SC-TRA-1: Implement a Traffic Control Plan during construction at Skyline College. 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 Skyline College 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 Skyline College 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 inhibit the District's ability to meet the objectives of the *Skyline College Sustainability Plan* to reduce energy use and increase water conservation and efficiency. The objectives cannot be met without modernization and renovation of the campus and the replacement of older buildings with more energy and water efficient ones.

Skyline College Alternative: This alternative would propose 62 dwelling units on Surplus Parcel B (rather than the Project's 71 units), including 40 single-family homes and 22 multi-family units. This would conform to San Bruno's current general plan density and intensity standards without the need for a general plan amendment.

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 District will pursue a zone change to a Planned Development zone that will allow more flexibility of dwelling type as long as the City of San Bruno's overall General Plan density standards are not exceeded. This approach is effectively the same as the Skyline College Alternative.