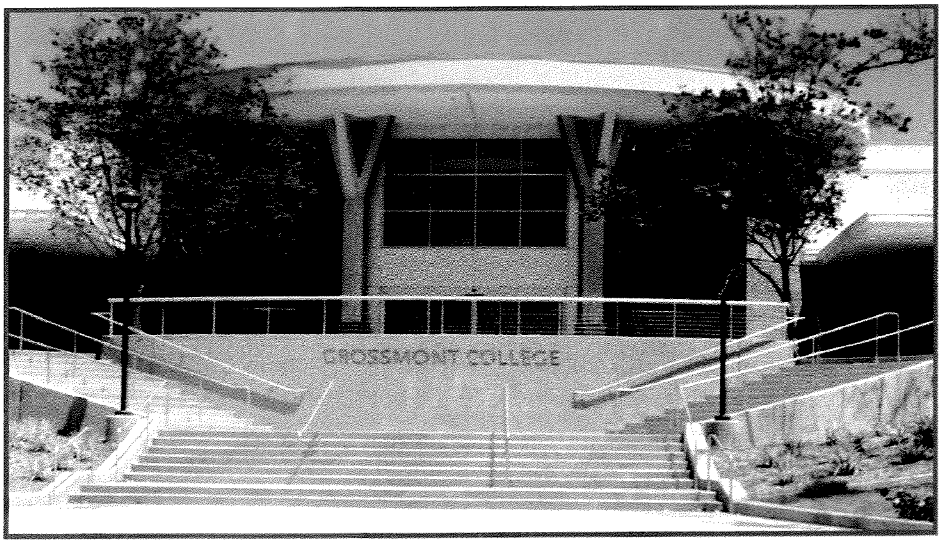
GROSSMONT COLLEGE MASTER PLAN

Final Environmental Impact Report

SCH No. 2003051078



January 2005

Prepared for:

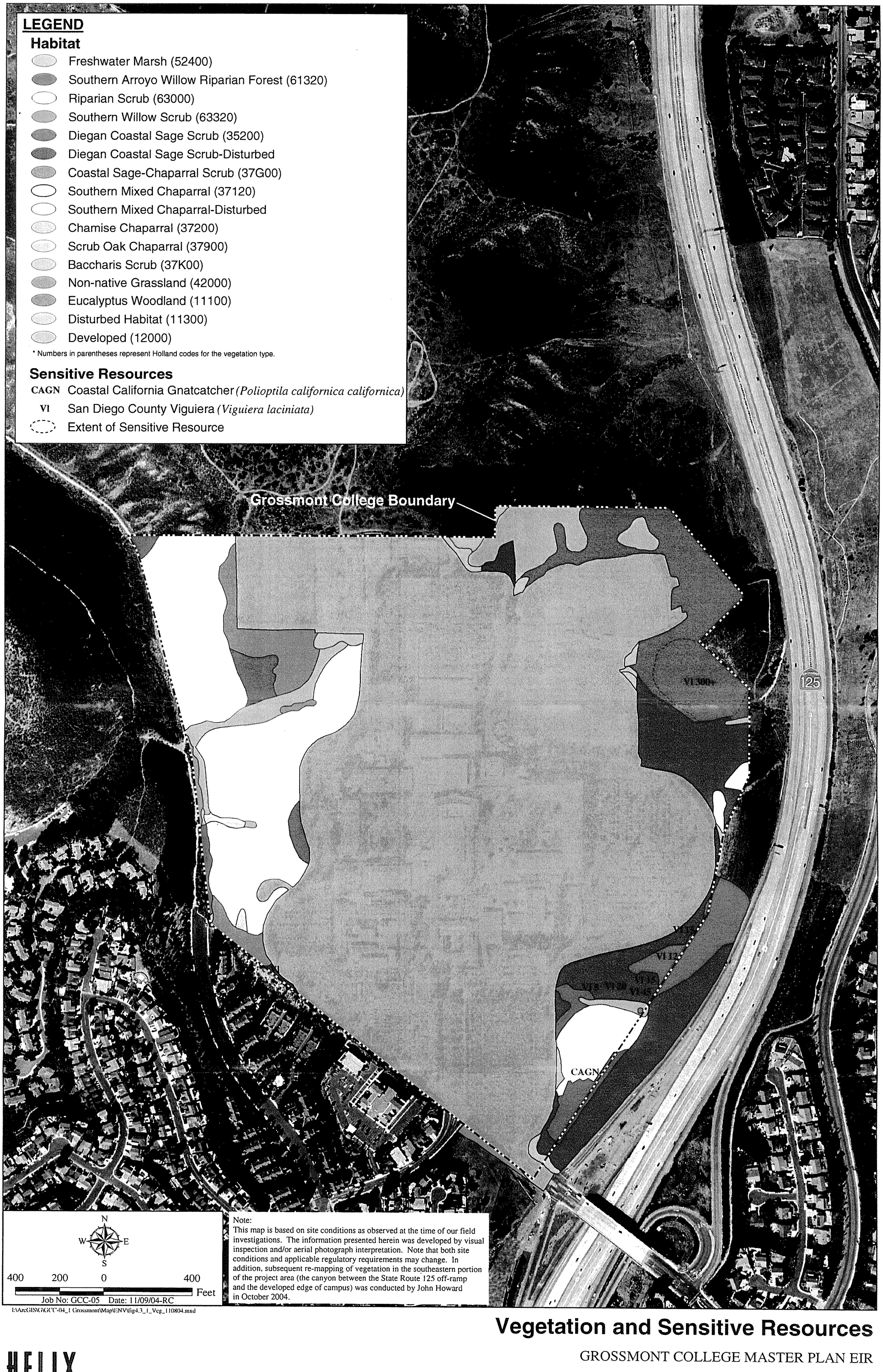
GROSSMONT-CUYAMACA
COMMUNITY COLLEGE DISTRICT

8800 Grossmont College Drive
El Cajon, CA 92020-1799

Prepared by:

HELIX
environmental planning, inc.

8100 La Mesa Boulevard, Suite 150
La Mesa, CA 91941-6476

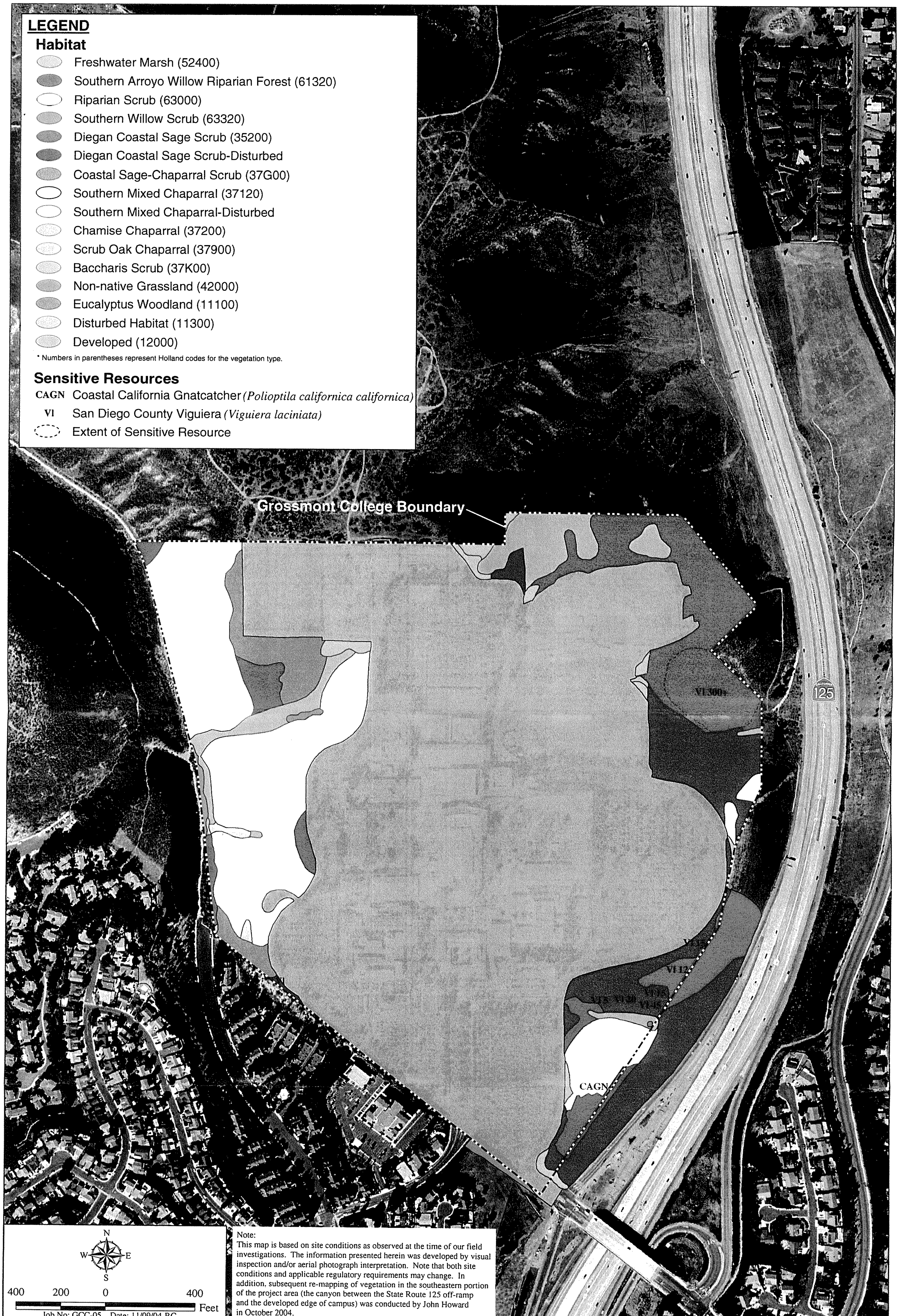


Vegetation and Sensitive Resources

GROSSMONT COLLEGE MASTER PLAN EIR

HELIX

Figure 4.3-1



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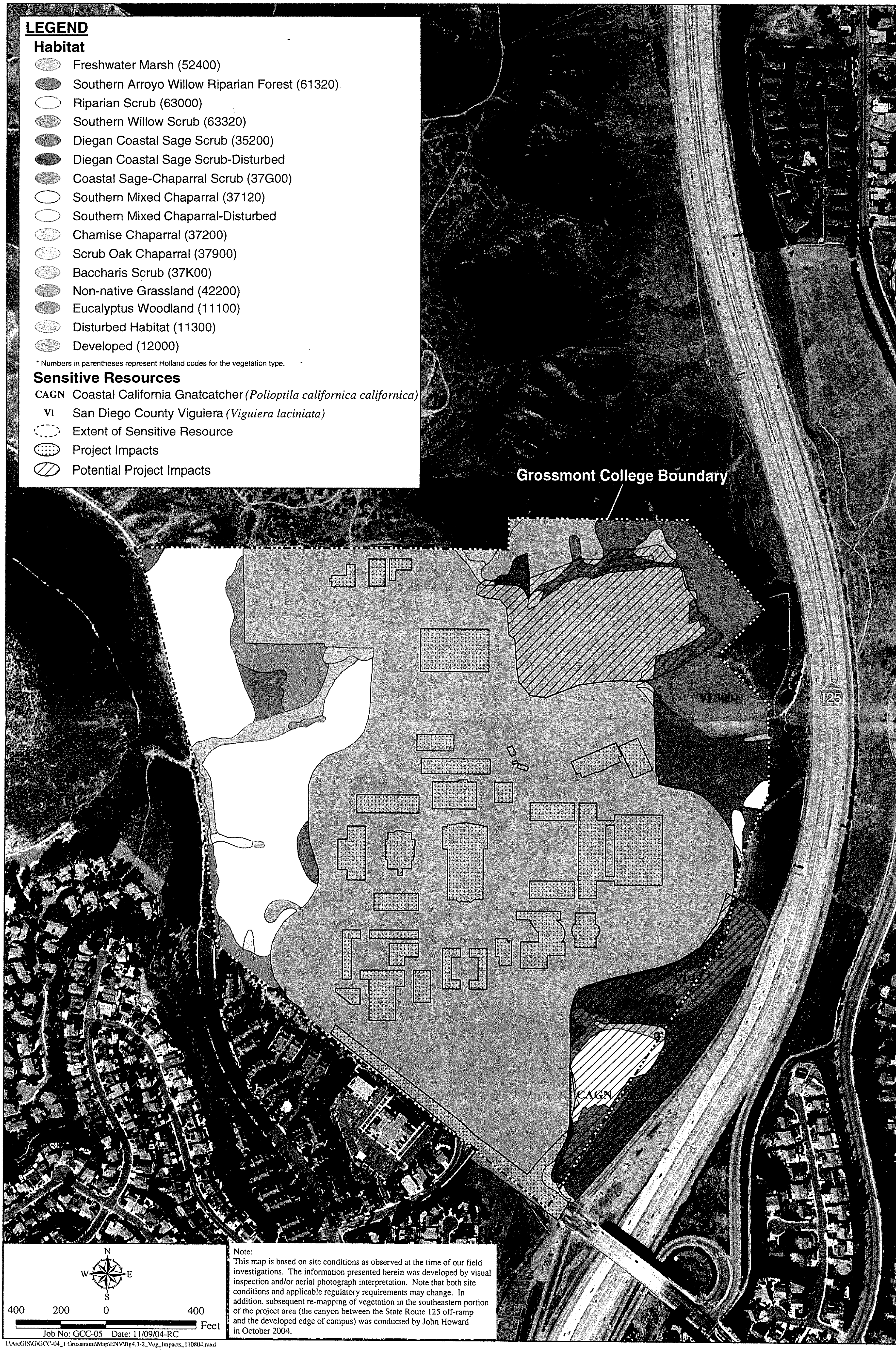
Vegetation and Sensitive Resources

GROSSMONT COLLEGE MASTER PLAN EIR

HELIX

Figure 4.3-1

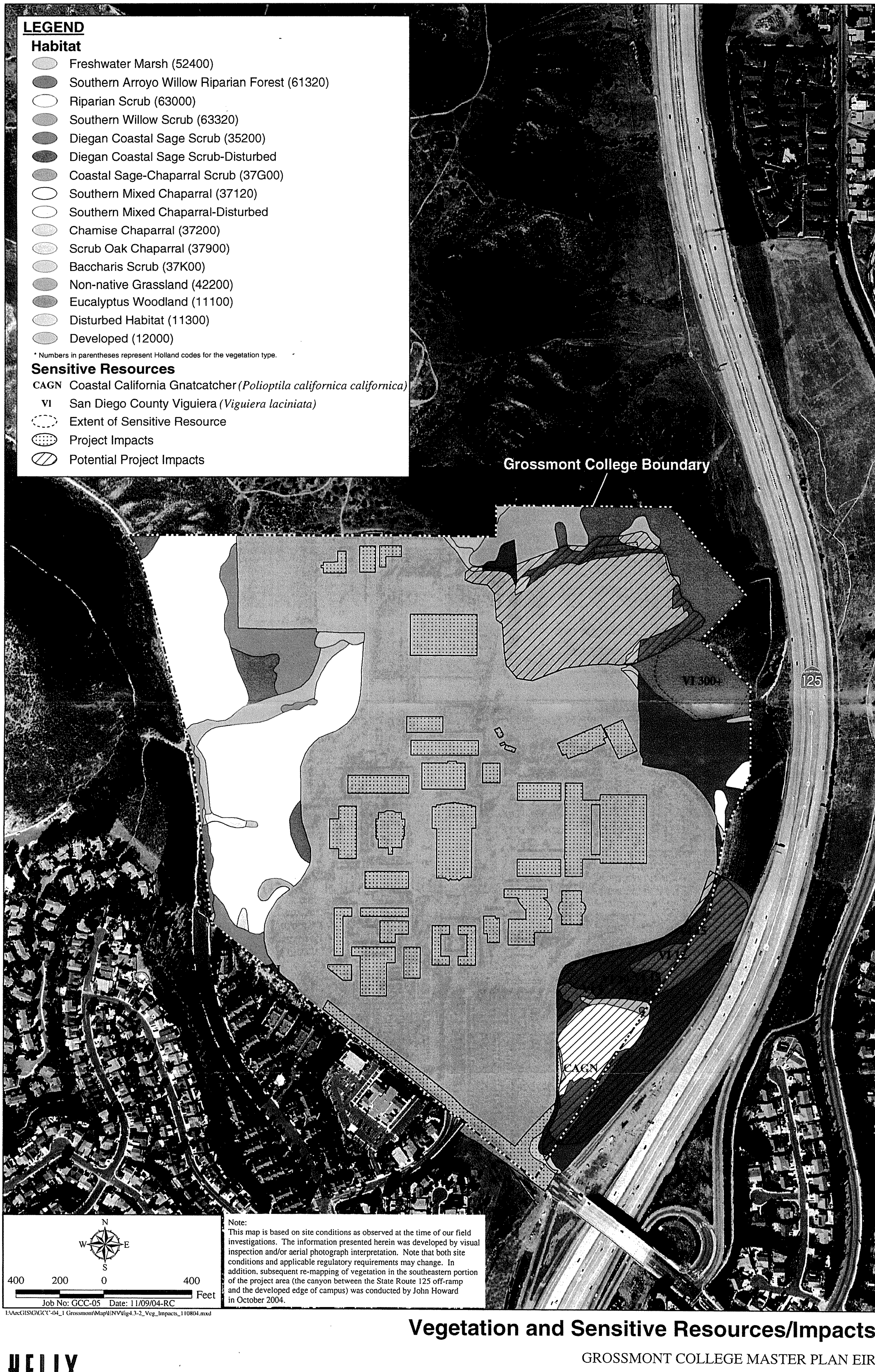


Vegetation and Sensitive Resources/Impacts

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 4.3-2

HELIX



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Vegetation and Sensitive Resources/Impacts

GROSSMONT COLLEGE MASTER PLAN EIR

HELIX

Figure 4.3-2

GROSSMONT COLLEGE MASTER PLAN
FINAL ENVIRONMENTAL IMPACT REPORT

SECTION	TITLE
1.0	RESPONSE TO COMMENTS
2.0	MITIGATION MONITORING PROGRAM
3.0	DRAFT ENVIRONMENTAL IMPACT REPORT

Final Environmental Impact Report
Grossmont College Master Plan
SCH No. 2003051078

Introduction

A Draft EIR was prepared by the Grossmont–Cuyamaca Community College District on the proposed project in compliance with all criteria, standards and procedures of the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code, Sections 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Section 15000 et seq.). The Draft EIR was circulated for a 45-day review period beginning on November 19, 2004 and ending on January 3, 2005. During the public review period, the State Clearinghouse distributed the document to appropriate state agencies for review and the Notice of Completion was mailed to agencies, organizations and private individuals and published in the local newspaper. Written comments were received on the Draft EIR from the California Department of Transportation (Caltrans), the California Native American Heritage Commission (NAHC) and the City of San Diego Transportation Development Department.

Pursuant to Section 15132 of the State CEQA Guidelines, the Final EIR must be comprised of the following documents:

- A list of the persons, organizations, and public agencies that commented on the Draft EIR
- Comments and recommendations received during public review and corresponding lead agency responses to significant environmental points raised in the review and consultation process
- Revisions to the Draft EIR

This report is organized in two parts: the first part is the Responses to Comments and the second part is the Mitigation Monitoring Program (MMP). Each of these parts has its own purpose and serves to aid the reader in fully understanding the project and its implications. A brief description of each part of the Final EIR follows.

The Responses to Comments provide the District's written responses to the comments received on the adequacy of the Draft EIR. Copies of the letters received during public review have been provided for the reader's reference. The comments have been bracketed and numbered to provide reference to the numbered responses. The State Clearinghouse acknowledgement of compliance with public review requirements and an affidavit of publication from the newspaper that printed the public notice are also included in this section.

The MMP, which has been prepared in accordance with Section 15097 of the CEQA Guidelines, is the second part of this Final EIR. The MMP was developed to ensure that all feasible mitigation measures are implemented by the lead agency (i.e., District).

Responses to Comments

All letters received during public review for the Draft EIR are reproduced in their entirety and are addressed in the following Responses to Comments section. Numbered responses correspond to the numbered comments at the point the comment occurs for the purposes of continuity. The following constitute the District's responses to Caltrans, NAHC and the City of San Diego Transportation Development Department.

Section 1.0

Response To Comments

Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit

Jan Boel
Acting Director

January 4, 2005

Dale Switzer
Grossmont-Cuyamaca Community College District
8800 Grossmont College Drive
San Diego, CA 92020-1799

Subject: Grossmont College Master Plan
SCH#: 2003051078

Dear Dale Switzer:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on January 3, 2005, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

Enclosures
cc: Resources Agency

Document Details Report
State Clearinghouse Data Base

SCH#	2003051078
Project Title	Grossmont College Master Plan
Lead Agency	Grossmont-Cuyamaca Community College District

Type	EIR Draft EIR
Description	The proposed project consists of a Master Plan that identifies facilities neede to accommodate the existing student population, as well as a 2,000 student increase in student enrollment to 20,000 students at an existing community college. Proposed facilities include new building construction and renovation/remodel of existing buildings to provide expanded academic, administrative and support buildings, parking structures/lots and physical education facilities. The Master Plan has a horizon year of 2015.

Lead Agency Contact

Name	Dale Switzer				
Agency	Grossmont-Cuyamaca Community College District				
Phone	(619) 644-7807	***Fax***			
email					
Address	8800 Grossmont College Drive				
City	San Diego	***State***	CA	***Zip***	92020-1799

Project Location

County	San Diego						
City	El Cajon						
Region							
Cross Streets	Grossmont College Drive / SR 125						
Parcel No.	386-071-01, 02, 09; 386-072-01, 04						
Township	15,16S	***Range***	1W	***Section***	S	***Base***	La Mesa

Proximity to:

Highways	125, 52
Airports	Gillespie Field
Railways	SD Trolley Orange Line
Waterways	San Diego River
Schools	Gage ES
Land Use	Community College Campus

Project Issues	Aesthetic/Visual; Air Quality; Archaeologic-Historic; Cumulative Effects; Drainage/Absorption; Geologic/Seismic; Growth Inducing; Noise; Population/Housing Balance; Public Services; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wildlife

Reviewing Agencies	Resources Agency; Regional Water Quality Control Board, Region 9; Department of Parks and Recreation; Native American Heritage Commission; Public Utilities Commission; Office of Emergency Services; Office of Historic Preservation; Department of Fish and Game, Region 5; Department of Water Resources; California Highway Patrol; Caltrans, District 11; Caltrans, Division of Aeronautics; Department of Toxic Substances Control

Date Received	11/19/2004	***Start of Review***	11/19/2004	***End of Review***	01/03/2005

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

Affidavit of Publication

GROSSMONT –CUYAMACA COMMUNITY

8800 GROSSMONT COLLEGE DR.

EL CAJON, CA 92020

ATTN: TROY GILSON

STATE OF CALIFORNIA} ss.
County of San Diego}

The Undersigned, declares under penalty of perjury under the laws of the State of California: That....She is a resident of the County of San Diego. THAT....She is and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that ....She is not a party to, nor interested in the above entitled matter; that ....She is................................ Chief Clerk for the publisher of ....

The San Diego Union-Tribune

a newspaper of general circulation, printed and published daily in the City of San Diego, County of San Diego, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all the times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published at regular intervals in the said City of San Diego, County of San Diego, for a period exceeding one year next preceding the date of publication of the notice hereinafter referred to, and which newspaper is not devoted to nor published for the interests, entertainment or instruction of a particular class, profession, trade, calling, race, or denomination, or any number of same; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit:

November 19, 2004

Aida Cisneros

Chief Clerk for the Publisher

Affidavit of Publication of

Legal Classified Advertisement
Ad # 9410289
Ordered by: TROY GILSON

DISTRICT ACCOUNTING
Received
DEC 9 2004
GCCCD

DISTRICT ACCOUNTING
Received
NOV 29 2004
GCCCD

NOTICE OF COMPLETION OF THE GROSSMONT COLLEGE MASTER PLAN DRAFT ENVIRONMENTAL IMPACT REPORT

The Grossmont-Cuyamaca Community College District (District) has prepared a Draft Environmental Impact Report (EIR) pursuant to the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The Draft EIR addresses potential environmental effects associated with implementing the Grossmont College Master Plan, which is proposed as a comprehensive land use plan that would serve as a framework document for the physical development of the campus to accommodate growth to an enrollment of 20,000 students. The EIR assesses the anticipated individual and cumulative impacts of the college's physical development, identifies means of avoiding or minimizing potential adverse environmental impacts, and evaluates a reasonable range of alternatives.

The purpose of this Notice is to notify agencies and the public of the Draft EIR's availability and to invite comments on the adequacy of the Draft EIR. During the public review period, which will extend for a 45-day period starting November 19, 2004 and ending on January 3, 2005, the Draft EIR will be available at the Grossmont College Learning Resources Center, as well as at the following off-campus public libraries:

San Diego Public Library,
San Carlos Branch
7265 Jackson Drive
San Diego, CA 92119

San Diego County Public Library,
Fletcher Hills Branch
576 Garfield Drive
El Cajon, CA 92020

San Diego County Public Library,
Santee Branch
9225 Carlton Hills Boulevard, #17
Santee, CA 92071

In addition, the Draft EIR will be available at the District offices located at 8800 Grossmont College Drive, El Cajon, California 92020 during normal business hours (8:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays).

Written comments must be directed to:

Dale Switzer,
Director,
Facilities Planning and Development
c/o Tim Belzman,
Helix Environmental Group
8100 La Mesa Boulevard, Suite 150
La Mesa, Ca 91941
Fax:
619-462-0552
E-mail:
dale.switzer@gcccd.net

COMMENTS

December 23, 2004

Dale Switzer
HELIX Environmental Planing, Inc.
8100 La Mesa Boulevard, Suite 150
La Mesa, California 91941

Subject: **City of San Diego Comments on the Notice of Completion of Environmental Impact Report for Grossmont College Master Plan**

Dear Dale Switzer:

The City of San Diego is a Responsible Agency for this project and we will need to use the subject document for our permitting purposes. The Transportation Development Section feels that there is a significant project issue that should be mitigated. We offer the following comment as a mitigation strategy:

Transportation Development – Farah Mahzari 619-446-5227

Transportation Development Section has reviewed the Traffic Impact Analysis dated September 2003 prepared by Katz, Okitsu & Associates for the Grossmont College Facilities Master Plan Draft Environmental Impact Report and has the following concern:

- **Section 5.0- Parking, Page 28:** Based on the discussion in this section parking is provided at a ratio of 4.15 students per parking space. Residents of the area specifically living on Highwood Drive and Lake Murray Blvd. have expressed concerns regarding students parking on residential streets. This leads us to believe that either the parking is not adequate or conveniently located, or the charge may be more than what students can afford to pay. Please explain what is being done by the school to address this concern. 1

RESPONSES

1. Implementation of the Master Plan would provide an additional 2,000 parking spaces on campus. A portion or possibly all of these additional spaces would be provided in a proposed two- or three-level parking structure in Lot 5 (project 14). Provision of an additional 2,000 spaces would accommodate the existing and projected student enrollment and would eliminate any demand for off-campus parking along Highwood Drive and Lake Murray Boulevard. Additionally, the cost of a parking permit is only $40 per semester and does not contribute to the demand for off-campus parking.

COMMENTS

December 23, 2004

Please contact the above-named individual if you have any questions on these comments. We ask that you please address these issues in the Draft EIR and use our significance thresholds for mitigation. Also, please provide us a copy of the draft. 2

Sincerely,

Chris Zirkle
Assistant Deputy Director
Land Development Review Division

RESPONSES

2. Parking was addressed in Section 4.10, *Transportation and Circulation*, of the EIR. As CEQA lead agency, the District evaluated the parking impacts of 2,000 additional students using parking ratios and significance thresholds deemed appropriate by the District for this campus. As such, no significant impacts were identified given the plans to build parking as part of the Master Plan.

COMMENTS

STATE OF CALIFORNIA — Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 – Fax

December 30, 2004

Mr. Dale Switzer
Grossmont-Cuyamaca Community College District
8800 Grossmont College Drive
El Cajon, CA 92020

Re: DEIR; Grossmont College Master Plan
SCH# 203051078

Dear Mr. Switzer:

Thank you for the opportunity to comment on the above-mentioned document. The Commission was able to perform a record search of its Sacred Lands File for the project area, which failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the Sacred Lands File does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites. **1**

Early consultation with tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Enclosed is a list of Native Americans individuals/organizations that may have knowledge of cultural resources in the project area. The Commission makes no recommendation of a single individual or group over another. Please contact all those listed; if they cannot supply you with specific information, they may be able to recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If you have not received a response within two weeks' time, we recommend that you follow-up with a telephone call to make sure that the information was received. **2**

Lack of surface evidence of archeological resources does not preclude the existence of archeological resources. Lead agencies should consider avoidance, as defined in Section 15370 of the CEQA Guidelines, when significant cultural resources could be affected by a project. Provisions should also be included for accidentally discovered archeological resources during construction per California Environmental Quality Act (CEQA), Public Resources Code §15064.5 (f). Health and Safety Code §7050.5; and Public Resources Code §5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery and should be included in all environmental documents. If you have any questions, please contact me at (916) 653-6251. **3**

Sincerely,,

Carol Gaubatz
Program Analyst

Cc: State Clearinghouse

RESPONSES

1. Comment noted.

2. As discussed in Section 4.4, *Cultural Resources*, of the EIR, no archaeological resources were identified in the project area. Moreover, most of the proposed Master Plan projects would occur within the developed areas of the campus. The exceptions include the Life Safety Rebuild of Main Entrances (project 6), the Phase I Traffic Safety, Circulation and Expanded Parking (project 9) and the campus identification sign. Due to the presence of manufactured slopes or steep slopes, no archaeological resources are expected to occur.

3. As noted above in response 2, the potential to encounter resources on the Grossmont College campus is low. However, if cultural resources or any human remains are accidentally discovered during construction, the District will follow appropriate procedures for contacting the Native American community and other proper authorities before continuing construction activities in the affected area.

Native American Contacts
San Diego County
December 30, 2004

Barona Group of the Capitan Grande
Clifford LaChappa, Chairperson
1095 Barona Road — Dieguneo
Lakeside , CA 92040
(619) 443-6612

Barona Group of the Capitan Grande
Sue Thomas, Tribal Administrator
1095 Barona Road — Dieguneo
Lakeside , CA 92040
(619) 443-6612

Barona Group of the Capitan Grande
Steve Banegas, Cultural Resources Coordinator
1095 Barona Road — Dieguneo
Lakeside , CA 92040
(619) 443-6612

Barona Group of the Capitan Grande
Lucille Richard, EPA Specialist
1095 Barona Road — Dieguneo
Lakeside , CA 92040
(619) 443-6612

Ewiiaapaayp EPA Office
James Robertson, Cultural Resources Coordinator
4208 Willows Road — Kumeyaay
Alpine , CA 91903-2250
jhrhut@sctdv.net
(619) 445-6315 - voice
(619) 72206134 - fax

Ewiiaapaayp Tribal Office
Harlan Pinto, Sr., Chairperson
PO Box 2250 — Kumeyaay
Alpine , CA 91903-2250
wmicklin@leaningrock.net
(619) 445-6315 - voice
(619) 445-9126 - fax

Ewiiaapaayp Tribal Office
Will Micklin, Executive Director
PO Box 2250 — Kumeyaay
Alpine , CA 91903-2250
wmicklin@leaningrock.net
(619) 445-6315 - voice
(619) 445-9126 - fax

Ewiiaapaayp Tribal Office
Michael Garcia, Vice Chairman
PO Box 2250 — Kumeyaay
Alpine , CA 91903-2250
michaelg@leaningrock.net
(619) 445-6315 - voice
(619) 445-9126 - fax

Jamul Indian Village
Leon Acevedo, Chairperson
P.O. Box 612 — Dieguneo/Kumeyaay
Jamul , CA 91935
(619) 669-4785
Fax: (619) 669-4817

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road — Dieguneo/Kumeyaay
Alpine , CA 92001
(619) 445-0385

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resource assessment for the proposed DEIR - Grossmont College Master Plan, SCH# 2003041078, San Diego County.

Native American Contacts
San Diego County
December 30, 2004

Kumeyaay Cultural Repatriation Committee
Steve Banegas, Spokesperson
1095 Barona Road — Dieguneo/Kumeyaay
Lakeside , CA 92040
(619) 443-6612
(619) 443-0681 FAX

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
PO Box 365 — Dieguneo
Valley Center , CA 92082
(760) 749-3200
(760) 749-3876 Fax

Sycuan Band of Mission Indians
Danny Tucker, Chairperson
5459 Dehesa Road — Dieguneo/Kumeyaay
El Cajon , CA 92021
619 445-2613
619 445-1927 Fax

Viejas Band of Mission Indians
Anthony Pico, Chairperson
PO Box 908 — Dieguneo/Kumeyaay
Alpine , CA 91903
(619) 445-3810
(619) 445-5337 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resource assessment for the proposed DEIR - Grossmont College Master Plan, SCH# 2003041078, San Diego County.

COMMENTS

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
District 11 · 2829 Juan Street
P. O. BOX 85406, M.S. 50
San Diego, CA 92110-2799
PHONE (619) 688-6954
FAX (619) 688-4299

Flex your power!
Be energy efficient!

December 31, 2004

11-SD-125
PM 20.4

Dale Switzer, Director – Facilities Planning
Grossmont-Cuyamaca Comm. College District
8800 Grossmont College Dr.
San Diego, CA 92020-1799

RE: **Grossmont College Master Plan – Draft EIR (Nov. 2004) (SCH # 2003051078)**

Dear Mr. Switzer:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the Draft Environmental Impact Report (EIR) for the Master Plan for Grossmont College, located west and adjacent to the State Route 125 (SR-125) Right of Way (R/W).

1

There seems to be a discrepancy in the number of additional students forecast and the resultant number of average daily trips (ADT) generated. Throughout the document, there is mention of an anticipated 2,000 student increase generating 4,800 ADT; however in several other places, the document refers to a 4,000 student increase generating the same 4,800 ADT. Please clarify. If the ADT number is suspect, then the traffic analysis upon which it is based is also flawed. One might expect a larger ADT number given that the school does not have dorms on campus and the vast majority of students are consequently driving to and from school, not walking or taking the bus.

2

In lieu of reliance on the automobile for every trip, Caltrans supports the concept of a campus plan which is pedestrian-, bicycle-, and transit-friendly in order to enable students and visitors to choose alternative modes of transportation. Given the importance of mobility options, the College should provide an assessment of how various transportation options will be incorporated into the Master Plan. Specifically, pedestrian and bicycle access to and through the subject site should be provided, and Transportation Demand Management strategies such as carpool and vanpool formation and parking addressed as well. Caltrans encourages the College to incorporate design features and siting which encourage walking and bicycling, vastly expanded public transit options, accessibility for children, the elderly, and persons with disabilities, and transit priority measures to make travel times competitive with the automobile.

"Caltrans improves mobility across California"

RESPONSES

1. The proposed Grossmont College Master Plan would accommodate a maximum student population of 20,000 students. Based on actual enrollment figures, existing student enrollment would increase by approximately 2,000 students upon implementation of the Master Plan. As noted on page 4.10-9 in Section 4.10, *Transportation and Circulation*, of the EIR, project trip generation was based on a conservative assumption that existing student enrollment would increase by 4,000 students upon buildout of the proposed Master Plan. Based on a trip generation rate of 1.2 trips per student, the associated project trip generation for an assumed 4,000-student increase is 4,800 average daily trips (ADT). These 4,800 ADT were utilized in the forecast traffic models even though the student increase would only be approximately 2,000 students. Thus, forecast traffic conditions are conservative and represent worst-case conditions.

2. Alternative modes of transportation are addressed in the EIR, specifically on page 4.10-24 in Section 4.10, *Transportation and Circulation*. Grossmont College currently provides facilities to support alternative transportation modes, which would continue to be available upon implementation of the proposed Master Plan. Transit opportunities would be enhanced through reconfiguration of a bus loop in the southeastern portion of campus. Additionally, bicycle racks and motorcycle parking are provided on campus and would continue to be available in the long-term. Finally, a pedestrian\bicycle lane was recently constructed off site between Navajo Road and Grossmont College as part of the State Route 125 improvements.

COMMENTS

Any work performed within Caltrans R/W will require an encroachment permit. 3 Furthermore, the indirect effects of any mitigation within Caltrans R/W must be addressed. The developer will be responsible for quantifying the environmental impacts of the improvements (project level analysis) and completing all appropriate mitigation measures for the impacts. The developer will also be responsible for procuring any necessary permits or approvals from regulatory and/or resource agencies. Information regarding encroachment permits may be obtained by contacting the Permits Office at (619) 688-6158. Early coordination with Caltrans is strongly advised for all encroachment permits. 4

Caltrans appreciates the opportunity to review this development proposal. For specific questions on SR-125, please contact Ramon Martinez at (619) 591-4313. For general questions on these comments, please contact Brent McDonald at (619) 688-6819.

Sincerely,

for MARIO H. ORSO, Chief
Development Review Branch

cc:	BMcDonald	Planning	MS-50
	CCalvi	Frwy.Ops	MS-55
	RMartinez	Design	MS-35
	Scott Morgan	State ClearingHouse	

"Caltrans improves mobility across California"

RESPONSES

3. The District acknowledges that procurement of encroachment permits is required for improvements constructed within Caltrans right-of-way. The EIR identifies the need for encroachment permits from Caltrans on page 1-8 in Section 1.0, *Introduction,* in the EIR, as well as in other EIR sections.

4. Proposed Master Plan projects that would encroach into Caltrans right-of-way include the Life Safety Rebuild of Main Entrances (project 6) and the Phase I Traffic Safety, Circulation and Expanded Parking (project 9). Potential environmental impacts associated with improvements occurring within Caltrans right-of-way have been analyzed in the EIR. Where impacts are considered significant, mitigation is identified in the EIR. As noted above under response 3, the District will obtain all necessary permits from Caltrans prior to constructing these two projects.

SECTION 2.0

MITIGATION MONITORING PROGRAM

Mitigation Monitoring Program

Introduction

The California Environmental Quality Act (CEQA) requires the adoption of feasible mitigation measures to reduce the severity and magnitude of potentially significant environmental impacts associated with project development. The Final Environmental Impact Report (EIR) for the Grossmont College Master Plan, SCH No. 2003051078, recommends that the District's Governing Board adopt mitigation measures and institute administrative measures to mitigate, to the extent feasible, the environmental impacts that could result from the Master Plan. The purpose of this Mitigation Monitoring Program for the Master Plan is to ensure compliance with adopted mitigation measures, verify that required measures effectively mitigate identified impacts, and provide guidance for future actions. The program was prepared for the District, in conjunction with the proposed Grossmont College Master Plan EIR, in accordance with Section 15097 of the State CEQA Guidelines.

Project Description Summary

The proposed project identifies the facilities needed to accommodate a maximum enrollment of 20,000 students at Grossmont College through the year 2015 and is based on the *Educational Master Plan* developed for the campus. The Master Plan includes 21 future construction and remodel projects (and a campus identification sign) proposed for development to accommodate the anticipated growth of the campus. Projects include the construction and remodeling of academic and administrative buildings, physical education facilities, circulation and parking improvements, and renovation of existing buildings for code compliance and technology upgrades. Development of these projects would total a maximum of 100,000 assignable square feet (asf).

Mitigation Monitoring Procedures

Facilities Planning and Development at the District will have oversight responsibility (or may delegate its responsibility to a designated representative[s]) for the implementation and monitoring of Master Plan mitigation measures. The Facilities Planning and Development or its designated representative[s] will also enforce the implementation of mitigation measures and monitoring activities in the field, as necessary.

Monitoring for specific projects would determine the consistency of the project with the overall program (or Master Plan) approved for the campus and identify all relevant measures from the Master Plan EIR that will be incorporated into the project design or contractor specifications as project revisions to avoid potential impacts. Should review of the proposed project determine there is an inconsistency with the Master Plan, the monitoring procedures will include the identification of the need for any subsequent CEQA analysis and incorporation of any additional project-specific mitigation measures based on that analysis. All subsequent mitigation measures arising from a project-specific CEQA analysis will be added to or be refinements of the relevant Master Plan measures contained in this program. Each project proposed under the Master Plan will have its own Mitigation Monitoring Program to be implemented during project construction and operation.

Documentation Procedures

Documentation of specific monitoring activities will utilize a checklist type format, with additional narrative attached as separate sheets if necessary. The checklist will consist of a copy of Table 1 from this program with all relevant measures checked accordingly and with notations on when the measures were implemented and whether alternative measures were used to achieve the same results.

A record of this Mitigation Monitoring Program and all project-specific programs will be maintained at the Grossmont-Cuyamaca Community College District: Facilities Planning and Development, 8800 Grossmont College Drive, El Cajon, CA 92020-1799.

TABLE 1
GROSSMONT COLLEGE MASTER PLAN
MITIGATION MONITORING PROGRAM

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
AESTHETICS/VISUAL QUALITY					
MM 4.1-1	Manufactured slopes required to construct the proposed parking lot in the southeastern portion of campus (project 9), as well as slopes created during cut of the slopes in the northeastern portion of campus, shall be contoured and undulating to conform with the existing topography, to the extent practicable, and shall be landscaped with native species consistent with those on existing adjacent slopes.	During project design and during construction of Master Plan project 9	Facilities Planning and Development		
MM 4.1-2	The design of future construction projects shall minimize the use of reflective exterior building materials.	During project design	Facilities Planning and Development		
MM 4.1-3	All proposed outdoor lighting shall be shielded and directed to minimize spillover onto adjacent residential and open space areas.	During project design	Facilities Planning and Development		

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
AIR QUALITY					
MM 4.2-1	The construction contractor(s) shall incorporate, by contract specifications, the following fugitive dust control measures during construction activities: • Multiple applications of water shall be applied during grading between dozer/scraper passes. • Paving, chip sealing or chemical stabilization of internal roadways shall be implemented after completion of grading. • Sweepers or water trucks shall be used to remove "track out" at any point of public street access. • Grading activities shall be terminated if wind speeds exceed 25 mph. • Soil (or other material) storage piles shall be stabilized by chemical bonders, tarps, fencing or other erosion control measures.	Prior to as noted in contractor specifications, during project construction, and after completion of grading	Facilities Planning and Development		

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
BIOLOGICAL RESOURCES					
MM 4.3-1a	If Master Plan project 9 is constructed within the planning horizon of the Master Plan, impacts to 0.3 acre of baccharis scrub and 10.8 acres of Diegan coastal sage scrub shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 1.5:1 (average of 1:1 and 2:1), requiring on-campus preservation and off-campus acquisition (via purchase of mitigation credits in an approved mitigation bank or acquisition of a parcel containing appropriate acreage of habitat) of 0.4 acre of baccharis scrub and 16.2 acres of Diegan coastal sage scrub (including various associations). Mitigation requirements shall be satisfied through on-campus preservation of a minimum of 0.4 acre of baccharis scrub in the western slopes of campus, 2.8 acres of coastal sage-chaparral scrub in the western slopes of campus, 12.3 acres of Diegan coastal sage scrub in the western and northeastern slopes of campus; and purchase of mitigation credits or acquisition of 0.4 acre of Diegan coastal sage scrub.	Prior to impacting baccharis scrub and/or Diegan coastal sage scrub on a project-specific basis	Facilities Planning and Development		

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
BIOLOGICAL RESOURCES (CONT.)					
MM 4.3-1b	If Master Plan project 9 is not constructed within the planning horizon of the Master Plan, impacts would occur to 0.2 acre of Diegan coastal sage scrub. Per an agreement between the District and the City of El Cajon, impacts to less than 0.01 acre (250 square feet) of Diegan coastal sage scrub and 0.1 acre of disturbed Diegan coastal sage scrub resulting from construction of project 6 is not considered significant and no mitigation is required. No such determination has been made for the remaining 0.1-acre impact to Diegan coastal sage scrub resulting from construction of the campus identification sign. If the District and the City of El Cajon conclude that this 0.1-acre impact to Diegan coastal sage scrub is not significant, no mitigation would be required. However, if this impact is considered significant, impacts to 0.1 acre of Diegan coastal sage scrub shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 1.5:1 (average of 1:1 and 2:1), requiring on-campus preservation of 0.2 acre of Diegan coastal sage scrub. Mitigation requirements shall be satisfied through on-campus preservation of a minimum of 0.2 acre of Diegan coastal sage scrub in the western, southeastern and northeastern portions of campus.	Prior to impacting baccharis scrub and/or Diegan coastal sage scrub on a project-specific basis)	Facilities Planning and Development		
MM 4.3-2a	If Master Plan project 9 is constructed within the planning horizon of the Master Plan, impacts to 0.4 acre of scrub oak chaparral and 2.3 acres of southern mixed chaparral shall be mitigated, pursuant to NCCP Guidelines, at a minimum ratio of 1:1 with preservation of a minimum of 0.4 acre of scrub oak chaparral in the northern portion of campus and 2.3 acres of southern mixed chaparral in the western portion of campus.	Prior to impacting chaparral on a project-specific basis	Facilities Planning and Development		

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
BIOLOGICAL RESOURCES (CONT.)					
MM 4.3-2b	If Master Plan project 9 is not constructed within the planning horizon of the Master Plan, impacts to less than 0.1 acre (0.02 acre) of scrub oak chaparral shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 1:1 with preservation of a minimum of 0.02 acre of scrub oak chaparral in the northern portion of campus.	Prior to impacting chaparral on a project-specific basis	Facilities Planning and Development		
MM 4.3-3	Impacts to 0.2 acre of non-native grassland shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 0.5:1 through on-campus preservation of 0.1 acre equivalent Tier III habitat (southern mixed chaparral).	Prior to impacting non-native grassland	Facilities Planning and Development		
MM 4.3-4	If clearing, grading or construction for projects 6, 9 and/or the campus identification sign is planned to occur during the breeding season for California gnatcatchers (February 15 to August 30), pre-construction surveys, pursuant to the protocol survey guidelines established by the USFWS, shall be conducted no more than one year prior to construction by a qualified biologist in and adjacent to potential nesting habitat to be cleared to determine the presence or absence of gnatcatchers on campus. If there are no gnatcatchers nesting within this area, no further mitigation would be required and development would be allowed to proceed. If, however, any gnatcatchers are observed nesting within this area, no clearing or grading of occupied gnatcatcher habitat shall occur during the breeding season (February 15 to August 30).	Up to one year prior to construction during the gnatcatcher breeding season (February 15 to August 30) and during project construction	Facilities Planning and Development		

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
BIOLOGICAL RESOURCES (CONT.)					
MM 4.3-5	If removal of mature trees is planned to occur during the breeding season for raptors (February 1 through July 31), pre-construction surveys for active raptor nests shall be conducted no more than one year prior to construction by a qualified biologist within the potential nesting habitat to be cleared. If there are no raptors nesting within this area, no further mitigation would be required and development would be allowed to proceed. If an active raptor nest is found within this area, no clearing of active raptor nesting habitat shall occur during the breeding season (February 1 through July 31).	Up to one year prior to construction during the raptor breeding season (February 1 through July 31) and during project construction	Facilities Planning and Development		
MM 4.3-6	If clearing, grading or construction of projects 6, 9 and/or the campus identification sign is planned to occur during the bird breeding season (February through August), pursuant to the Migratory Bird Treaty Act (MBTA), one pre-construction nesting bird survey shall be conducted no more than 30 days prior to construction by a qualified biologist in all breeding/nesting habitat within the limits of construction. If an active nest of a bird listed by the MBTA is observed, no clearing or grading shall occur until after the bird breeding season, or until a qualified biologist determines that nesting birds have fledged. A second survey shall be conducted 3 days prior to commencement of construction to confirm the results of the first survey.	No less than 30 days and 3 days prior to construction during the bird breeding season (February through August) and during project construction	Facilities Planning and Development		

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
BIOLOGICAL RESOURCES (CONT.)					
MM 4.3-7	Prior to construction of project 9, a formal jurisdictional wetland delineation shall be conducted by a qualified biologist to determine potential jurisdictional features of the baccharis scrub within the southeast canyon. If the delineation concludes that the baccharis scrub does not constitute a jurisdictional area, then no further mitigation would be required. If, however, the delineation identifies the baccharis scrub as jurisdictional, then the District shall obtain the required permit(s), pursuant to Section 404 of the federal Clean Water Act and/or Section 1602 of the California Fish and Game Code, prior to commencement of construction.	Prior to construction of Master Plan project 9	Facilities Planning and Development		
MM 4.3-8	If clearing, grading or construction for projects 6, 9 and/or the campus identification sign is planned to occur during the breeding season for California gnatcatchers (February 15 to August 30), pre-construction surveys, pursuant to the protocol survey guidelines established by the USFWS, shall be conducted no more than one year prior to construction by a qualified biologist within coastal sage scrub habitat within 500 feet of the limits of construction. If gnatcatchers are not observed within 500 feet of the limits of construction during the protocol surveys, no additional mitigation would be required and development would be allowed to proceed. If gnatcatchers are observed within the 500 feet, one of the following actions must occur: (1) development shall be postponed until after the breeding season; or (2) the District shall retain an acoustician to determine appropriate measures to reduce construction noise levels to less than 60 dB(A) L_{eq} at the edge of the occupied habitat. If ambient noise levels currently exceed 60 dB(A) L_{eq}, then noise attenuation measures shall be implemented to prevent construction noise from exceeding existing ambient levels during this period Noise reduction measures may include operational	Up to one year prior to construction during the gnatcatcher breeding season (February 15 to August 30) and during project construction	Facilities Planning and Development		

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
BIOLOGICAL RESOURCES (CONT.)					
MM 4.3-8 (cont.)	adjustments (i.e., placing noisy equipment at greater distance from the habitat or shortening the operating period of noisy equipment) and/or installation of temporary noise barriers. If noise reduction measures are necessary, bi-weekly monitoring by the acoustician shall be conducted at the edge of occupied habitat to ensure that noise levels do not exceed 60 dB(A) L_{eq} (or increase ambient levels if existing noise levels in the habitat currently exceed 60 dB(A) L_{eq}). If the noise reduction measures are determined inadequate by the acoustician, then construction activities shall cease until such a time that adequate noise attenuation is achieved, or until after the breeding season.				
MM 4.3-9	If clearing, grading or construction is planned to occur during the breeding season for raptors (February 1 through July 31), pre-construction surveys for active raptor nests shall be conducted no more than one year prior to construction by a qualified biologist in and adjacent to the construction area in potential nesting habitat within 500 feet of the limits of construction. If there are no raptors nesting within this area, no further mitigation would be required and development would be allowed to proceed. If any active raptor nests are found, one of the following actions must occur: (1) development shall be postponed until after the breeding season or until a qualified biologist determines that the nest is no longer active; or (2) construction activities shall remain a minimum distance of 500 feet from the active nest.	Up to one year prior to construction during the raptor breeding season (February 1 through July 31) and during project construction	Facilities Planning and Development		

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
BIOLOGICAL RESOURCES (CONT.)					
MM 4.3-10	Prior to construction of the projects 6, 9 and/or the campus identification sign, the limits of construction shall be delineated with silt fencing/fiber rolls and orange construction fencing to ensure that construction activities remain within the defined limits of construction and avoid impacts to adjacent sensitive habitat areas. A qualified biologist shall inspect the fencing upon installation and shall monitor construction activities to avoid unauthorized impacts during grading.	Prior to construction as part of the contractor specifications and during construction	Facilities Planning and Development		
CULTURAL RESOURCES					
MM 4.4-1	Prior to commencement of renovation and/or demolition of existing campus buildings that were constructed in 1964, the District shall retain the services of a qualified architectural historian should the renovation and/or demolition be proposed to occur in the year 2014 and beyond to determine the historical significance of any structure to be renovated or demolished. If the architectural historian determines that the building is not historically significant, no further mitigation is required and renovation and/or demolition activities may commence immediately. If, however, the architectural historian determines that any structure(s) is significant, then the architectural historian, in consultation with the District, will identify appropriate measures to mitigate significant impacts. The District shall implement such measures (if required) prior to renovation and/or demolition activities.	Prior to construction	Facilities Planning and Development		

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
	GEOLOGY/SOILS				
MM 4.5-1	If deemed necessary by the project engineering geologist(s), site-specific geotechnical investigations conducted prior to all new construction proposed under the Master Plan shall include an investigation of potential corrosion hazards by a qualified corrosion engineer. The results of these analyses shall be incorporated into the final project design, as appropriate, to mitigate potential corrosion impacts, and may include (but not be limited to) measures such as: (1) excavation (or overexcavation) and treatment, and/or removal and replacement (i.e., with engineered fill) of corrosive materials; (2) use of non-corrosive and/or corrosion-resistant building materials in appropriate locations; and (3) installation of cathodic protection devices.	During project design	Facilities Planning and Development		
MM 4.5-2	Site-specific geotechnical investigations conducted prior to all new construction proposed under the Master Plan in the existing fill deposits shown in Figure 4.5-1 of this EIR shall include a detailed investigation of potential settlement hazards by a qualified geotechnical engineer. The results of these analyses shall be incorporated into the final project design, as appropriate, to mitigate potential settlement impacts, and may include (but not be limited to) measures such as: (1) appropriate restrictions on placing oversize materials in fill deposits; (2) excavation (or overexcavation) and treatment (e.g., by compaction), and/or removal and replacement (i.e., with engineered fill) of unsuitable materials such as compressible fill prior to placing additional approved fill or structural loads; (3) use of appropriate composition, placement, compaction and moisture parameters (per ASTM standards) for all engineered fill; (4) scarification (if heavily disturbed), moisture conditioning (if necessary) and compaction of applicable formational deposits exposed during removal of unsuitable materials prior to placement of engineered	During project design	Facilities Planning and Development		

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
GEOLOGY/SOILS (CONT.)					
MM 4.5-2 (cont.)	fill (if applicable); (5) conformance with site-specific geotechnical recommendations on foundation/footing design and location; and (6) implementation of settlement monitoring programs for applicable sites if deemed appropriate by the project geotechnical engineer.				
NOISE					
MM 4.7-1	The District shall require by contract specifications incorporation of the following construction noise attenuation measures during construction activities: - Construction equipment shall be properly maintained and equipped with noise mufflers or other noise-reduction devices to minimize construction noise. - Stationary construction equipment (i.e., generators, pumps) shall be located, to the extent possible, a minimum of 100 feet from noise-sensitive land uses. - Laydown and construction staging areas shall be located, to the extent feasible, a minimum of 100 feet from noise sensitive land uses. - Construction activities shall be limited to the hours between 7:00 AM and 7:00 PM, Monday through Saturday. No construction shall occur on Sundays and legal holidays, except in the case of emergency, to minimize disruption to area residents and on-campus noise sensitive uses.	Prior to construction as noted in contractor specifications and during construction	Facilities Planning and Development		

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
NOISE (CONT.)					
MM 4.7-1 (cont.)	- Within 72 hours of the commencement of construction activities, the District shall notify in writing noise-sensitive uses (i.e., academic, administrative and residential areas) adjacent to construction activities of the construction activities, hours and duration, including a point of contact in which to report construction noise complaints.				
PALEONTOLOGY					
MM 4.8-1	If the site-specific geotechnical investigations to be conducted for new construction under the Master Plan determine that proposed excavation and grading activities may encounter previously undisturbed deposits of the Tertiary Stadium Conglomerate, Mission Valley Formation and/or Friars Formation, the District or project contractor shall implement a paleontological monitoring and recovery program consisting of the following: • A qualified paleontologist shall be retained to implement a paleontological monitoring and recovery program as a condition of the project construction contract. A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is a recognized expert in the identification and recovery of fossil materials.	Prior to construction as noted in contractor specifications and during construction	Facilities Planning and Development		

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
PALEONTOLOGY (CONT.)					
MM 4.8-1 (cont.)	• The qualified paleontologist shall attend the project pre-construction meeting to discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely extend to depths of 10 feet or more and include more than 1,000 cy of material within undisturbed portions of the high-sensitivity Stadium Conglomerate, Mission Valley Formation and/or Friars Formation, then monitoring shall be conducted as outlined below. • The project paleontologist or a paleontological monitor shall be on site during original cutting of the above noted geologic units. A paleontological monitor is defined as an individual who has experience in collection and salvage of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic units shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction by the project paleontologist). • In the event that well-preserved fossils are discovered, the project paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriated scientific institution such as the San Diego Museum of Natural History.				

TABLE 1 (CONT.)

MITIGATION NUMBER	MITIGATION MEASURE	MITIGATION TIMING	RESPONSIBILITY FOR MONITORING AND REPORTING	INCORPORATED INTO PROJECT-SPECIFIC DESIGN	COMPLETION DATE
PALEONTOLOGY (CONT.)					
MM 4.8-1 (cont.)	• A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the District within three months of terminating monitoring activities.				

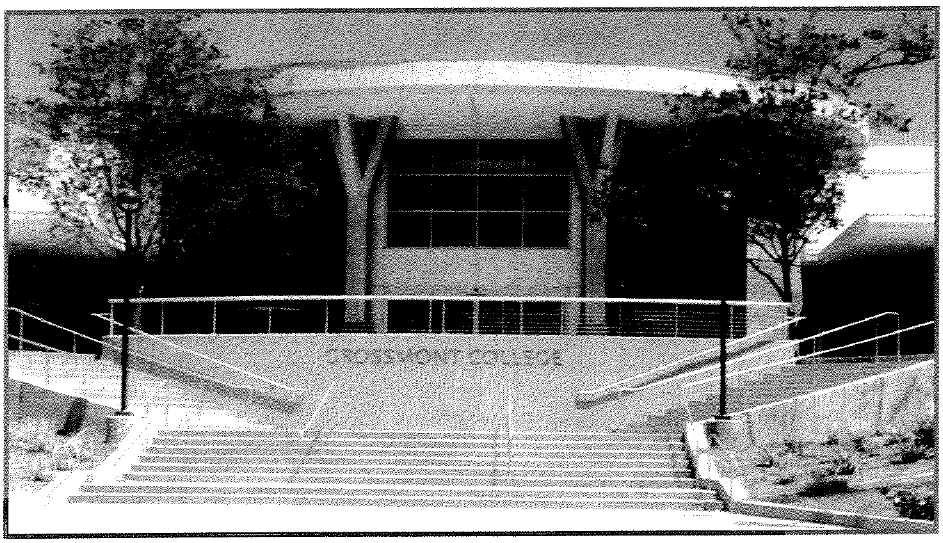
Section 3.0

Draft Environmental Impact Report

Grossmont College Master Plan

Draft Environmental Impact Report

SCH No. 2003051078



November 2004

Prepared for:

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GROSSMONT COLLEGE MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT

TABLE OF CONTENTS

Section	Title	Page
ES	EXECUTIVE SUMMARY	ES-1
1.0	INTRODUCTION	1-1
	1.1 Background	1-1
	1.2 Purpose and Legal Authority	1-1
	1.3 Type of EIR	1-2
	1.4 EIR Review Process	1-4
	1.5 Intended Uses of the EIR	1-6
	1.6 Content and Organization of the EIR	1-8
2.0	ENVIRONMENTAL SETTING	2-1
	2.1 Project Location	2-1
	2.2 Campus Property	2-1
	2.3 Surrounding Land Uses	2-1
	2.4 Existing Site Conditions	2-2
	2.5 Planning Context	2-4
3.0	PROJECT DESCRIPTION	3-1
	3.1 Project Background	3-1
	3.1.1 Campus History	3-1
	3.1.2 Educational Master Plan	3-2
	3.2 Student Enrollment	3-2
	3.3 Project Objectives	3-4
	3.4 Proposed Future Construction Projects	3-5
	3.4.1 Learning Resources Center Addition and Tech Mall (1)	3-8
	3.4.2 Secondary Effects of Tech Mall (2)	3-8
	3.4.3 Student Services Complex (3)	3-8
	3.4.4 Science Building (4)	3-9
	3.4.5 Digital Arts/Sculpture Buildings (5)	3-9
	3.4.6 Life Safety Rebuild of Main Entrances (6)	3-10
	3.4.7 Renovation or Replacement of West 300 Building with Health Science Building (7)	3-11
	3.4.8 Renovation or Replacement of North and South 300 Science/Applied Science Building (8)	3-12
	3.4.9 Traffic Safety, Circulation and Expand Parking – Phase I (9)	3-12
	3.4.10 Renovation or Replacement of 200 Communication/Fine Arts Complex (10)	3-13
	3.4.11 Off-site Land Acquisition (11)	3-13
	3.4.12 Indoor/Outdoor Exercise Science/Physical Education Facilities (12)	3-14
	3.4.13 Renovation/Expansion/Replacement of 500 Humanities/Social and Behavioral Science Complex (13)	3-14

TABLE OF CONTENTS (cont.)

Section	Title	Page
3.0	PROJECT DESCRIPTION (cont.)	
	3.4 Proposed Future Construction Projects (cont.)	
	3.4.14 Expand Parking – Phase II (14)	3-15
	3.4.15 Renovation and Expansion of Exercise Science/Physical Education Facilities (15)	3-15
	3.4.16 New Child Development Center (16)	3-15
	3.4.17 Expand Parking – Phase III (17)	3-16
	3.4.18 New Performing Arts Center (18)	3-16
	3.4.19 New/Replacement Maintenance Facility (19)	3-17
	3.4.20 Expand Parking – Phase IV (20)	3-17
	3.4.21 Retrofit Remaining Building for Code Compliance and Technology (21)	3-17
	3.4.22 Campus Identification Sign	3-17
	3.5 Parking and Circulation	3-18
	3.6 Open Space	3-19
4.0	ENVIRONMENTAL ANALYSIS	4.1-1
	4.1 Aesthetics/Visual Quality	4.1-1
	4.1.1 Existing Conditions	4.1-1
	4.1.2 Impacts	4.1-4
	4.1.3 Mitigation Measures	4.1-10
	4.2 Air Quality	4.2-1
	4.2.1 Existing Conditions	4.2-1
	4.2.2 Impacts	4.2-7
	4.2.3 Mitigation Measures	4.2-17
	4.3 Biological Resources	4.3-1
	4.3.1 Existing Conditions	4.3-1
	4.3.2 Impacts	4.3-19
	4.3.3 Mitigation Measures	4.3-29
	4.4 Cultural Resources	4.4-1
	4.4.1 Background/Prehistoric Context	4.4-1
	4.4.2 Impacts	4.4-3
	4.4.3 Mitigation Measures	4.4-5
	4.5 Geology/Soils	4.5-1
	4.5.1 Existing Conditions	4.5-1
	4.5.2 Impacts	4.5-9
	4.5.3 Mitigation Measures	4.5-20
	4.6 Hydrology/Water Quality	4.6-1
	4.6.1 Existing Conditions	4.6-1
	4.6.2 Impacts	4.6-12
	4.6.3 Mitigation Measures	4.6-28
	4.7 Noise	4.7-1
	4.7.1 Existing Conditions	4.7-1
	4.7.2 Impacts	4.7-3
	4.7.3 Mitigation Measures	4.7-6

TABLE OF CONTENTS (cont.)

Section	Title	Page
4.0	ENVIRONMENTAL ANALYSIS (cont.)	
	4.8 Paleontology	4.8-1
	4.8.1 Existing Conditions	4.8-1
	4.8.2 Impacts	4.8-4
	4.8.3 Mitigation Measures	4.8-5
	4.9 Population and Housing	4.9-1
	4.9.1 Existing Conditions	4.9-1
	4.9.2 Impacts	4.9-3
	4.9.3 Mitigation Measures	4.9-5
	4.10 Traffic and Circulation	4.10-1
	4.10.1 Existing Conditions	4.10-1
	4.10.2 Impacts	4.10-7
	4.10.3 Mitigation Measures	4.10-25
	4.11 Utilities/Service Systems	4.11-1
	4.11.1 Existing Conditions	4.11-1
	4.11.2 Impacts	4.11-4
	4.11.3 Mitigation Measures	4.11-7
5.0	OTHER CEQA SECTIONS	5-1
	5.1 Growth Inducement	5-1
	5.2 Significant Irreversible Environmental Changes	5-2
	5.3 Effects Found Not To Be Significant	5-4
	5.3.1 Agricultural Resources	5-4
	5.3.2 Hazards/Hazardous Materials	5-5
	5.3.3 Land Use	5-6
	5.3.4 Mineral Resources	5-7
	5.3.5 Noise	5-7
	5.3.6 Public Services	5-8
	5.3.7 Recreation	5-10
6.0	CUMULATIVE IMPACTS	6-1
	6.1 Projects Evaluated for Cumulative Impacts	6-1
	6.2 Cumulative Effects Analysis	6-3
	6.2.1 Aesthetics/Visual Quality	6-3
	6.2.2 Air Quality	6-4
	6.2.3 Biological Resources	6-5
	6.2.4 Cultural Resources	6-6
	6.2.5 Geology/Soils	6-6
	6.2.6 Hydrology/Water Quality	6-7
	6.2.7 Noise	6-8
	6.2.8 Paleontology	6-8
	6.2.9 Population/Housing	6-9
	6.2.10 Traffic and Circulation	6-9
	6.2.11 Utilities/Service Systems	6-10

TABLE OF CONTENTS (cont.)

Section	Title	Page
7.0	ALTERNATIVES	7-1
	7.1 Alternatives Considered But Rejected	7-2
	7.1.1 Alternate Location	7-2
	7.1.2 Phased Construction Alternative	7-3
	7.2 No Project Alternative	7-3
	7.2.1 Description	7-3
	7.2.2 Environmental Analysis	7-4
	7.2.3 Conclusion	7-7
	7.3 Expanded Parking Structures Alternative	7-8
	7.3.1 Description	7-8
	7.3.2 Environmental Analysis	7-8
	7.3.3 Conclusion	7-9
	7.4 Summary of Project Alternatives	7-10
8.0	REFERENCES	8-1
9.0	INDIVIDUALS AND ORGANIZATIONS CONSULTED	9-1
10.0	CERTIFICATION/QUALIFICATION	10-1

LIST OF APPENDICES
(Bound Separately)

APPENDIX A Notice of Preparation and Responses to Notice of Preparation
APPENDIX B Air Quality Technical Report
APPENDIX C Biological Resources Technical Report
APPENDIX D Letter to Ms. Barbara Ramirez Regarding Life Safety Road Project
APPENDIX E Cultural Resource Survey
APPENDIX F Traffic Impact Analysis

TABLE OF CONTENTS (cont.)

LIST OF FIGURES

Number	Title	On or Follows Page
2-1	Regional Location Map	2-2
2-2	Project Vicinity Map	2-2
2-3	Project Site and Surrounding Uses	2-2
2-4	Grossmont College Land Use	2-2
2-5	Existing Campus Facilities	2-2
2-6	Fine Arts Buildings	2-2
2-7	Human Development – Child Development Center	2-2
2-8	Science and Technology Buildings	2-2
2-9	Physical Education Buildings	2-2
2-10	Liberal Arts/Business Buildings	2-2
2-11	College Services Buildings	2-2
2-12	Physical Education/Recreation Facilities	2-4
2-13	Undeveloped Land	2-4
3-1	Grossmont College Past and Projected Student Enrollment	3-3
3-2	Grossmont College Master Plan Map	3-6
3-3	Life Safety Rebuild of Main Entrances Concept	3-12
4.1-1	Campus Visual Features – Steep Slopes	4.1-2
4.1-2	Campus Visual Features – Quadrangles	4.1-2
4.1-3	Eastern Viewshed	4.1-4
4.1-4	Northeastern Viewshed	4.1-4
4.1-5	Western and Northwestern Viewsheds	4.1-4
4.1-6	Southern Viewshed	4.1-4
4.1-7	Northern Viewshed	4.1-4
4.2-1	Wind Rose - MCAS Miramar Monitoring Station	4.2-2
4.3-1	Vegetation and Sensitive Resources	4.3-2
4.3-2	Vegetation and Sensitive Resources/Impacts	4.3-20
4.5-1	Existing Canyon Fill Deposits	4.5-4
4.5-2	Regional Fault Map	4.5-6
4.6-1	Campus Location Within Local Hydrologic Designations	4.6-2
4.7-1	Typical Noise Levels	4.7-2
4.10-1	Existing Roadway Network	4.10-2
4.10-2	Project Area Study Intersections	4.10-4
4.10-3	Existing Peak Hour Freeway Conditions	4.10-4
4.10-4	Existing Plus Project Daily Roadway Segment Conditions	4.10-10
4.10-5	Existing Plus Project Peak Hour Intersection Conditions	4.10-12
4.10-6	Existing Plus Project Peak Hour Freeway Conditions	4.10-12
4.10-7	Long-term Daily Roadway Segment Conditions	4.10-16
4.10-8	Long-term Without Project Peak Hour Intersection Conditions	4.10-16
4.10-9	Long-term Plus Project Peak Hour Intersection Conditions	4.10-16
4.10-10	Long-term Without Project Peak Hour Freeway Conditions	4.10-18
4.10-11	Long-term Plus Project Peak Hour Freeway Conditions	4.10-18
4.11-1	Existing Potable Water Lines	4.11-2
4.11-2	Existing Sewer Lines	4.11-4
6-1	Cumulative Projects	6-2

TABLE OF CONTENTS (cont.)

LIST OF TABLES

Number	Title	Page
ES-1	Summary of Environmental Impacts and Mitigation Measures	ES-5
2-1	Grossmont College Land Use Summary	2-3
2-2	Grossmont College Space Inventory	2-3
3-1	Construction Project Summary – Grossmont College	3-6
4.2-1	Ambient Air Quality Standards	4.2-4
4.2-2	Maximum Ambient Background Air Quality Concentrations	4.2-7
4.2-3	Screening-Level Criteria for Air Quality Impacts	4.2-9
4.2-4	Construction Equipment Requirements	4.2-11
4.2-5	Estimated Construction Emissions – Unmitigated	4.2-11
4.2-6	Estimated Construction Emissions – Mitigated	4.2-13
4.2-7	Master Plan Operational Emissions	4.2-16
4.3-1	Existing Vegetation Communities – Grossmont College	4.3-2
4.3-2	Listed or Sensitive Plant Species with Potential to Occur	4.3-7
4.3-3	Listed or Sensitive Animal Species with Potential to Occur	4.3-10
4.3-4	Impacts to Vegetation Communities	4.3-22
4.3-5	Master Plan Projects Resulting in Impacts to Sensitive Vegetation Communities	4.3-23
4.3-6	Impacts to Vegetation Communities Excluding Master Plan Project 9	4.3-24
4.3-7	Impacts and Mitigation of Vegetation Communities Including Master Plan Project 9	4.3-31
4.3-8	Impacts and Mitigation of Vegetation Communities Excluding Master Plan Project 9	4.3-32
4.5-1	Description of Mapped On-site Soil Properties	4.5-4
4.5-2	Major Fault Zones and Seismic Parameters in the Campus Region	4.5-8
4.6-1	Summary of Anticipated/Potential Contaminants and Sources for the Grossmont College Campus	4.6-6
4.6-2	Typical Contaminant Loadings in Runoff for Various Urban Land Uses	4.6-6
4.6-3	Summary of Applicable RWQCB/SWRCB Water Quality Assessment Data	4.6-8
4.6-4	Surface and Groundwater Quality Objectives for the Lower San Diego Hydrologic Area of the San Diego Hydrologic Unit	4.6-13
4.7-1	Typical Construction Equipment Noise Levels	4.7-5
4.7-2	Typical Outdoor Construction Noise Levels	4.7-5
4.8-1	Paleontological Resource Potential Grossmont College Master Plan	4.8-5
4.9-1	Population Growth Forecast Within the Grossmont College Area 2000 – 2020	4.9-1
4.9-2	Housing Growth Forecast Within the Grossmont College Area 2000 – 2020	4.9-2
4.10-1	Existing Daily Roadway Segment Conditions	4.10-2
4.10-2	Existing Peak Hour Intersection Conditions	4.10-3
4.10-3	Existing Freeway Segment Operations	4.10-6
4.10-4	Proposed Project Trip Generation	4.10-9
4.10-5	Existing Plus Project Daily Roadway Segment Conditions	4.10-12
4.10-6	Existing Plus Project Peak Hour Intersection Conditions	4.10-13
4.10-7	Existing Plus Project Freeway Segment Conditions	4.10-14
4.10-8	Long-Term Daily Roadway Segment Conditions	4.10-17

TABLE OF CONTENTS (cont.)

LIST OF TABLES (cont.)

Number	Title	Page
4.10-9	Long-Term Peak Hour Intersection Conditions	4.10-19
4.10-10	Long-Term Freeway Segment Conditions	4.10-20
6-1	Cumulative Projects in the Grossmont College Study Area	6-2
7-1	Project Alternatives—Summary of Project Impacts	7-10

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

INTRODUCTION

The Grossmont College Master Plan (Master Plan) identifies the facilities needed to accommodate a maximum enrollment of 20,000 students at Grossmont College through the year 2015 and is based on the *Educational Master Plan* developed for the campus. The Master Plan includes 21 future construction and remodel projects proposed for development to accommodate the existing student population, as well as the anticipated growth of the campus. Projects include the construction and remodeling of academic, administrative and support buildings; development of parking structures/lots and physical education facilities; and renovation of existing buildings for code compliance and technology upgrades. Development of these projects would total a maximum of 100,000 assignable square feet (asf), as well as approximately 1,000 additional parking spaces.

The Grossmont-Cuyamaca Community College District (District) is the Lead Agency and will review and consider written comments received on this Draft Environmental Impact Report (EIR) in making its decision whether to certify the EIR as complete and in compliance with CEQA, to approve or deny the Master Plan, or take action on a project alternative. The District concluded that implementation of the Master Plan could result in potentially significant environmental impacts to the following issues: aesthetics/visual quality, air quality, biological resources, cultural resources, geology/soils, hydrology/water quality, noise, paleontology, population and housing, traffic and circulation, and utilities/services systems.

The scope of analysis for this EIR was determined by the District as a result of the preparation of a Notice of Preparation (NOP), dated May 13, 2003, to all Responsible and Trustee Agencies, as well as various governmental agencies including the State Clearinghouse. In addition, a public scoping meeting was held on May 19, 2003 to solicit input from interested agencies, individuals and organizations regarding the range of actions, alternatives, mitigation measures and significant effects to be analyzed in this Program EIR. During the NOP public review period and scoping meeting, written and verbal comments were received from both public agencies and individuals. A copy of the scoping meeting notice, scoping meeting transcript, NOP and the comment letters are contained in Appendix A of this document.

ENVIRONMENTAL SETTING

Grossmont College is located at 8800 Grossmont College Drive in the northwestern portion of the City of El Cajon and is immediately adjacent to the cities of Santee on the north and west and San Diego on the south. The campus encompasses approximately 137 acres, 91.1 of which are developed with community college facilities and 45.8 acres remain undeveloped. Regional access is provided via State Route 125 (SR-125) and local access is provided via Grossmont College Drive, which serves as the primary access to the campus. Secondary access to the campus is provided by Highwood Drive.

The developed portion of Grossmont College is located atop a mesa and is relatively level at an elevation of approximately 740 feet above mean sea level (AMSL). Steep downslopes flank the developed portion of campus and range in elevation from a low of approximately 540 feet AMSL at the western campus boundary to a high of approximately 610 feet AMSL at the northwestern campus boundary. Approximately 68 percent (93.1 acres) of the 137-acre campus is comprised of slopes with less than a 25 percent gradient, while 32 percent (43.8 acres) of the campus consists of slopes of 25 percent or greater. Existing drainage patterns convey on-campus runoff into the surrounding canyons in the eastern and western portions of the campus.

The campus consists of academic and administrative buildings, physical education/recreation facilities, surface parking lots and undeveloped land. Academic and administrative buildings are located within the central portion of the campus configured around a central learning resource center and ornamental landscaped and grassy open quadrangle areas totaling 30.3 acres. The District offices are located on 2.0 acres in the northern portion of the campus, immediately adjacent to the northern campus boundary. Physical education/recreational facilities are generally located in the northeastern portion of the campus on 23.8 acres. Existing parking at Grossmont College is provided by a number of surface lots located throughout the campus. Parking areas encompass 35.0 acres and provide a total of 3,760 spaces.

In addition to developed land, the campus supports twelve vegetation communities, including southern arroyo willow riparian forest, southern willow scrub, freshwater marsh, riparian scrub, baccharis scrub, Diegan coastal sage scrub (including disturbed), coastal sage – chaparral scrub, scrub oak chaparral, southern mixed chaparral (including disturbed), chamise chaparral, eucalyptus woodland and disturbed habitat. All of these vegetation communities, with the exception of eucalyptus woodland and disturbed, are considered sensitive habitats.

PROJECT DESCRIPTION

During the 2002-2003 school year, approximately 18,200 students were enrolled at Grossmont College. The Master Plan identifies the facilities needed to accommodate a maximum enrollment of 20,000 students at Grossmont College and is based on the *Educational Master Plan* developed for the campus. The *Educational Master Plan* presents educational programs and services for the planned capacity of 20,000 students through the year 2015. The *Educational Master Plan* provides objectives for educational programs and administrative and student support services to enable Grossmont College to serve the learning needs of the students in the community. The *Educational Master Plan* projects program development based on enrollment to determine facilities requirements to meet the needs of the community. Thus, implementation of the *Educational Master Plan* is dependent upon timely development of new and renovated facilities. The existing facilities have either reached or nearly reached maximum utilization, thereby hindering anticipated growth of the campus.

The purpose of the Master Plan is to guide the physical development and identify major and minor capital improvements for the campus through the year 2015. The *Grossmont College Master Plan* map identifies 21 future construction and remodel projects (and a campus identification sign) proposed for development to accommodate the existing student population and the anticipated growth of the campus.

The proposed Master Plan described herein is based on the following District objectives for Grossmont College:

- Develop new (approximately 100,000 asf) and renovated facilities, capital improvements and services that enable the campus to satisfy the needs of its existing student population and achieve its projected enrollment of 20,000 students contained in the *Educational Master Plan*.

- Renovate or replace buildings to improve existing degraded conditions and improve building efficiency.

- Develop an outstanding academic, administrative and physical environment.
- Site new buildings in locations that offer programmatic advantages due to proximity to related academic disciplines.
- Site and design facilities to enhance spatial development of the campus while maximizing use of limited land resources.
- Design new buildings compatible in scale and style with existing structures.
- Provide adequate accessibility for the disabled in new and renovated buildings.
- Provide improved vehicular access to, from and within the campus.
- Provide additional parking to accommodate existing demand and anticipated enrollment increases.

Discretionary actions from the District include, but are not limited to, approval of the Grossmont College Master Plan, certification of the Final EIR and adoption of Findings and a Mitigation Monitoring and Reporting Program. Key permits required from other agencies include National Pollutant Discharge and Elimination System (NPDES) General Construction Permit and Municipal Stormwater Permit (Regional Water Quality Control Board [RWQCB]); NPDES Dewatering Waste Discharge Permit, if required (RWQCB); Permits to Construct and/or Permits to Operate, if required (San Diego County Air Pollution Control District); Encroachment Permits from the California Department of Transportation, if required; and federal Endangered Species Act Section 4(d) take permit, if required (City of El Cajon and County of San Diego).

SUMMARY OF ENVIRONMENTAL EFFECTS AND MITIGATION

The environmental effects discussed in Section 4.0 of the EIR are summarized in Table ES-1. In addition, this table summarizes the mitigation measures identified in Section 4.0 that would reduce

Table ES-1
SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.1 AESTHETICS/VISUAL QUALITY		
Implementation of the Master Plan could result in a substantial adverse effect on a scenic vista, particularly the steep hillsides that flank the southeastern and northeastern areas of campus.	MM 4.1-1 Manufactured slopes required to construct the proposed parking lot in the southeastern portion of campus (project 9), as well as slopes created during cut of the slopes in the northeastern portion of campus, shall be contoured and undulating to conform with the existing topography, to the extent practicable, and shall be landscaped with native species consistent with those on existing adjacent slopes.	Less than significant.
Implementation of the Master Plan would alter the existing visual character of the campus. This change, however, would not substantially degrade the existing visual character or quality of the campus and its surroundings.	None required.	Less than significant.
Implementation of the Master Plan would create new sources of light or glare that would incrementally increase the ambient lighting on campus and its immediate environs, which could potentially affect day or nighttime views in the area, particularly at adjacent residential uses.	MM 4.1-2 The design of future construction projects shall minimize the use of reflective exterior building materials. MM 4.1-3 All proposed outdoor lighting shall be shielded and directed to minimize spillover onto adjacent residential and open space areas.	Less than significant.
4.2 AIR QUALITY		
Implementation of the Master Plan would not conflict or obstruct the implementation of the *San Diego Regional Air Quality Strategy* or applicable portions of the *State Implementation Plan*.	None required.	No impact.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.2 AIR QUALITY (cont.)		
Construction of the proposed Master Plan projects would result in fugitive dust emissions in excess of the significance criterion of 100 lbs/day.	MM 4.2-1 The construction contractor(s) shall incorporate, by contract specifications, the following fugitive dust control measures during construction activities: • Multiple applications of water shall be applied during grading between dozer/scraper passes. • Paving, chip sealing or chemical stabilization of internal roadways shall be implemented after completion of grading. • Sweepers or water trucks shall be used to remove "track out" at any point of public street access. • Grading activities shall be terminated if wind speeds exceed 25 mph. • Soil (or other material) storage piles shall be stabilized by chemical binders, tarps, fencing or other erosion control measures.	Less than significant.
Implementation of the Master Plan would not exceed quantitative thresholds for O_3 precursors, oxides of nitrogen (NO_X) and Volatile Organic Compounds (VOCs).	None required.	Less than significant.
Diesel exhaust particulate matter emitted during construction from heavy equipment used in the construction process would be temporary in nature and would not result in long-term emissions of diesel exhaust particulate matter.	None required.	No impact.
Implementation of the Master Plan would not result in significant operational impacts related to emissions of particulate matter, criteria pollutants or creation of CO "hot spots."	None required.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES		ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.3 BIOLOGICAL RESOURCES			
Implementation of the Master Plan would potentially directly impact five sensitive vegetation communities, including up to 0.3 acre of baccharis scrub, up to 10.8 acres of Diegan coastal sage scrub (including disturbed), up to 0.4 acre of scrub oak chaparral, up to 2.3 acres of southern mixed chaparral and 0.2 acre of non-native grassland. Mitigation requirements for these direct impacts would depend on whether project 9 is constructed within the planning horizon of the Master Plan. If project 9 is constructed, MM 4.3-1a and 4.3-2a would apply. If, however, project 9 is not constructed, MM 4.3-1b and 4.3-2b would apply. MM 4.3-3 would apply in either scenario.	MM 4.3-1a	If Master Plan project 9 is constructed within the planning horizon of the Master Plan, impacts to 0.3 acre of baccharis scrub and 10.8 acres of Diegan coastal sage scrub shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 1.5:1 (average of 1:1 and 2:1), requiring on-campus preservation and off-campus acquisition (via purchase of mitigation credits in an approved mitigation bank or acquisition of a parcel containing appropriate acreage of habitat) of 0.4 acre of baccharis scrub and 16.2 acres of Diegan coastal sage scrub (including various associations). Mitigation requirements shall be satisfied through on-campus preservation of a minimum of 0.4 acre of baccharis scrub in the western slopes of campus, 2.8 acres of coastal sage-chaparral scrub in the western slopes of campus, 12.3 acres of Diegan coastal sage scrub in the western and northeastern slopes of campus; and purchase of mitigation credits or acquisition of 0.4 acre of Diegan coastal sage scrub.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.3 BIOLOGICAL RESOURCES (cont.)		
	MM 4.3-1b If Master Plan project 9 is not constructed within the planning horizon of the Master Plan, impacts would occur to 0.2 acre of Diegan coastal sage scrub. Per an agreement between the District and the City of El Cajon, impacts to less than 0.01 acre (250 square feet) of Diegan coastal sage scrub and 0.1 acre of disturbed Diegan coastal sage scrub resulting from construction of project 6 is not considered significant and no mitigation is required. No such determination has been made for the remaining 0.1-acre impact to Diegan coastal sage scrub resulting from construction of the campus identification sign. If the District and the City of El Cajon conclude that this 0.1-acre impact to Diegan coastal sage scrub is not significant, no mitigation would be required. However, if this impact is considered significant, impacts to 0.1 acre of Diegan coastal sage scrub shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 1.5:1 (average of 1:1 and 2:1), requiring on-campus preservation of 0.2 acre of Diegan coastal sage scrub. Mitigation requirements shall be satisfied through on-campus preservation of a minimum of 0.2 acre of Diegan coastal sage scrub in the western, southeastern and northeastern portions of campus.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES		ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.3 BIOLOGICAL RESOURCES (cont.)			
	MM 4.3-2a	If Master Plan project 9 is constructed within the planning horizon of the Master Plan, impacts to 0.4 acre of scrub oak chaparral and 2.3 acres of southern mixed chaparral shall be mitigated, pursuant to NCCP Guidelines, at a minimum ratio of 1:1 with preservation of a minimum of 0.4 acre of scrub oak chaparral in the northern portion of campus and 2.3 acres of southern mixed chaparral in the western portion of campus.	Less than significant.
	MM4.3-2b	If Master Plan project 9 is not constructed within the planning horizon of the Master Plan, impacts to less than 0.1 acre (0.02 acre) of scrub oak chaparral shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 1:1 with preservation of a minimum of 0.02 acre of scrub oak chaparral in the northern portion of campus.	Less than significant.
	MM 4.3-3	Impacts to 0.2 acre of non-native grassland shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 0.5:1 through on-campus preservation of 0.1 acre equivalent Tier III habitat (southern mixed chaparral).	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES		ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.3 BIOLOGICAL RESOURCES (cont.)			
Construction of the Life Safety Rebuild of Main Entrances (project 6), project 9 and/or the campus identification sign would potentially impact California gnatcatcher nesting habitat.	MM 4.3-4	If clearing, grading or construction for projects 6, 9 and/or the campus identification sign is planned to occur during the breeding season for California gnatcatchers (February 15 to August 30), pre-construction surveys, pursuant to the protocol survey guidelines established by the USFWS, shall be conducted no more than one year prior to construction by a qualified biologist in and adjacent to potential nesting habitat to be cleared to determine the presence or absence of gnatcatchers on campus. If there are no gnatcatchers nesting within this area, no further mitigation would be required and development would be allowed to proceed. If, however, any gnatcatchers are observed nesting within this area, no clearing or grading of occupied gnatcatcher habitat shall occur during the breeding season (February 15 to August 30).	Less than significant.
Construction of projects proposed in the Master Plan would potentially impact raptor nesting habitat.	MM 4.3-5	If removal of mature trees is planned to occur during the breeding season for raptors (February 1 through July 31), pre-construction surveys for active raptor nests shall be conducted no more than one year prior to construction by a qualified biologist within the potential nesting habitat to be cleared. If there are no raptors nesting within this area, no further mitigation would be required and development would be allowed to proceed. If an active raptor nest is found within this area, no clearing of active raptor nesting habitat shall occur during the breeding season (February 1 through July 31).	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES		ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.3 BIOLOGICAL RESOURCES (cont.)			
Construction of projects proposed in the Master Plan could potentially impact nesting avian species covered by the Migratory Bird Treaty Act.	MM 4.3-6	If clearing, grading or construction of projects 6, 9 and/or the campus identification sign is planned to occur during the bird breeding season (February through August), pursuant to the Migratory Bird Treaty Act (MBTA), one pre-construction nesting bird survey shall be conducted no more than 30 days prior to construction by a qualified biologist in all breeding/nesting habitat within the limits of construction. If an active nest of a bird listed by the MBTA is observed, no clearing or grading shall occur until after the bird breeding season, or until a qualified biologist determines that nesting birds have fledged. A second survey shall be conducted 3 days prior to commencement of construction to confirm the results of the first survey.	Less than significant.
Construction of projects proposed in the Master Plan would potentially impact approximately 25 percent of the individuals of the San Diego County viguiera on campus, a CNPS List 4 sensitive plant species. Impacts to the San Diego County viguiera would be less than significant since it is not federally or state listed as threatened or endangered.	None required.		Less than significant.
Construction of project 9 could potentially result in a substantial adverse effect on federally protected wetlands as defined by Section 404 of the federal Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	MM 4.3-7	Prior to construction of project 9, a formal jurisdictional wetland delineation shall be conducted by a qualified biologist to determine potential jurisdictional features of the baccharis scrub within the southeast canyon. If the delineation concludes that the baccharis scrub does not constitute a jurisdictional area, then no further mitigation would be required. If, however, the delineation identifies the baccharis scrub as jurisdictional, then the District shall obtain the required permit(s), pursuant to Section 404 of the federal Clean Water Act and/or Section 1602 of the California Fish and Game Code, prior to commencement of construction.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES		ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.3 BIOLOGICAL RESOURCES (cont.)			
Construction of project 6, project 9 and/or the campus identification sign could potentially result in significant indirect impacts to nesting California gnatcatchers and/or raptors due to construction noise.	MM 4.3-8	If clearing, grading or construction for projects 6, 9 and/or the campus identification sign is planned to occur during the breeding season for California gnatcatchers (February 15 to August 30), pre-construction surveys, pursuant to the protocol survey guidelines established by the USFWS, shall be conducted no more than one year prior to construction by a qualified biologist within coastal sage scrub habitat within 500 feet of the limits of construction. If gnatcatchers are not observed within 500 feet of the limits of construction during the protocol surveys, no additional mitigation would be required and development would be allowed to proceed. If gnatcatchers are observed within the 500 feet, one of the following actions must occur: (1) development shall be postponed until after the breeding season; or (2) the District shall retain an acoustician to determine appropriate measures to reduce construction noise levels to less than 60 dB(A) L_{eq} at the edge of the occupied habitat. If ambient noise levels currently exceed 60 dB(A) L_{eq}, then noise attenuation measures shall be implemented to prevent construction noise from exceeding existing ambient levels during this period. Noise reduction measures may include operational adjustments (i.e., placing noisy equipment at greater distance from the habitat or shortening the operating period of noisy equipment) and/or installation of temporary noise barriers. If noise reduction measures are necessary, bi-weekly monitoring by the acoustician shall be conducted at the edge of occupied habitat to ensure that noise levels do not exceed 60 dB(A) L_{eq} (or increase ambient levels if existing noise levels in the habitat currently exceed 60 dB(A) L_{eq}). If the noise reduction measures are determined inadequate by the acoustician, then construction activities shall cease until such a time that adequate noise attenuation is achieved, or until after the breeding season.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES		ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.3 BIOLOGICAL RESOURCES (cont.)			
	MM 4.3-9	If clearing, grading or construction is planned to occur during the breeding season for raptors (February 1 through July 31), pre-construction surveys for active raptor nests shall be conducted no more than one year prior to construction by a qualified biologist in and adjacent to the construction area in potential nesting habitat within 500 feet of the limits of construction. If there are no raptors nesting within this area, no further mitigation would be required and development would be allowed to proceed. If any active raptor nests are found, one of the following actions must occur: (1) development shall be postponed until after the breeding season or until a qualified biologist determines that the nest is no longer active; or (2) construction activities shall remain a minimum distance of 500 feet from the active nest.	Less than significant.
Construction of project 6, project 9 and/or the campus identification sign could potentially result in significant indirect impacts to sensitive vegetation communities due to errant construction activities.	MM 4.3-10	Prior to construction of the projects 6, 9 and/or the campus identification sign, the limits of construction shall be delineated with silt fencing/fiber rolls and orange construction fencing to ensure that construction activities remain within the defined limits of construction and avoid impacts to adjacent sensitive habitat areas. A qualified biologist shall inspect the fencing upon installation and shall monitor construction activities to avoid unauthorized impacts during grading.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.3 BIOLOGICAL RESOURCES (cont.)		
Potential surface water quality effects on biological resources would be avoided by District compliance with control requirements of the NPDES enforced by the Regional Water Quality Control Board during the construction and operation of the proposed facilities.	None required.	Less than significant.
Fugitive dust dispersal onto sensitive vegetation could be significant; however, implementation of dust control mitigation measures required under Air Quality would reduce dust impacts to less than significant.	Implementation of MM 4.2-1 above would mitigate this impact.	Less than significant.
Colonization by non-native plant species in non-impact areas and the resulting degradation of habitat used by native species would be less than significant because the proposed development design would not increase the developed edge and may potentially decrease it.	None required.	Less than significant.
Human activity includes such activities as creation of new trails, removal of existing vegetation and illegal dumping, all of which may significantly impact the surrounding native habitat. These impacts are not expected to substantially increase upon implementation of the Master Plan and are not considered significant.	None required.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.3 BIOLOGICAL RESOURCES (cont.)		
Roadkill impacts would be considered significant if it resulted in adverse effects to federally or state listed species; however, no observed listed or sensitive species are expected to be affected by roadkill. Effects from roadkill are expected to be less than significant.	None required.	Less than significant.
Night lighting on native habitats may result in altered behavioral patterns of wildlife species, and possibly a decrease in native species diversity of the campus. Associated impacts would be less than significant due to the interior location of proposed building footprints and proximity to SR-125.	None required.	Less than significant.
4.4 CULTURAL RESOURCES		
Implementation of the Master Plan could potentially impact historic structures due to proposed renovation and/or demolition of existing structures that will be 50 years or older in age in the year 2014 and beyond.	MM 4.4-1 Prior to commencement of renovation and/or demolition of existing campus buildings that were constructed in 1964, the District shall retain the services of a qualified architectural historian should the renovation and/or demolition be proposed to occur in the year 2014 and beyond to determine the historical significance of any structure to be renovated or demolished. If the architectural historian determines that the building is not historically significant, no further mitigation is required and renovation and/or demolition activities may commence immediately. If, however, the architectural historian determines that any structure(s) is significant, then the architectural historian, in consultation with the District, will identify appropriate measures to mitigate significant impacts. The District shall implement such measures (if required) prior to renovation and/or demolition activities.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.4 CULTURAL RESOURCES (cont.)		
Implementation of the Master Plan would not cause a substantial adverse change in the significance of an archaeological resource.	None required.	No impact.
Implementation of the Master Plan would not disturb any human remains, including those interred outside of formal cemeteries.	None required.	No impact.
4.5 GEOLOGY/SOILS		
Implementation of the Master Plan would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure (including liquefaction) or landslides.	None required.	Less than significant.
Implementation of the Master Plan could potentially include manufactured (cut and fill) slopes and/or rigid concrete or masonry retaining walls, which can be subject to instability effects. Implementation of appropriate design measures and conformance with technical recommendations/ industry standards would reduce potential impacts below a level of significance.	None required.	Less than significant.
The potential for occurrence of expansive materials on the campus is considered generally low. Implementation of appropriate measures and conformance with technical recommendations/ industry standards would reduce potential impacts related to expansive soils below a level of significance.	None required.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES		ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.5 GEOLOGY/SOILS (cont.)			
The campus could potentially contain corrosive soils. Associated potential impacts on underground structures are considered potentially significant.	MM 4.5-1	If deemed necessary by the project engineering geologist(s), site-specific geotechnical investigations conducted prior to all new construction proposed under the Master Plan shall include an investigation of potential corrosion hazards by a qualified corrosion engineer. The results of these analyses shall be incorporated into the final project design, as appropriate, to mitigate potential corrosion impacts, and may include (but not be limited to) measures such as: (1) excavation (or overexcavation) and treatment, and/or removal and replacement (i.e., with engineered fill) of corrosive materials; (2) use of non-corrosive and/or corrosion-resistant building materials in appropriate locations; and (3) installation of cathodic protection devices.	Less than significant.
Surficial materials on campus could be susceptible to potential compression and settlement issues, resulting in a potentially significant geohazard impact.	MM 4.5-2	Site-specific geotechnical investigations conducted prior to all new construction proposed under the Master Plan in the existing fill deposits shown in Figure 4.5-1 of this EIR shall include a detailed investigation of potential settlement hazards by a qualified geotechnical engineer. The results of these analyses shall be incorporated into the final project design, as appropriate, to mitigate potential settlement impacts, and may include (but not be limited to) measures such as: (1) appropriate restrictions on placing oversize materials in fill deposits; (2) excavation (or overexcavation) and treatment (e.g., by compaction), and/or removal and replacement (i.e., with engineered fill) of unsuitable materials such as compressible fill prior to placing additional approved fill or structural loads; (3) use of appropriate composition, placement, compaction and moisture parameters (per ASTM standards) for all engineered fill; (4) scarification (if heavily disturbed), moisture conditioning (if necessary) and compaction of applicable formational deposits exposed during removal of unsuitable materials prior to placement of engineered fill (if applicable); (5) conform-	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.5 GEOLOGY/SOILS (cont.)		
	ance with site-specific geotechnical recommendations on foundation/footing design and location; and (6) implementation of settlement monitoring programs for applicable sites if deemed appropriate by the project geotechnical engineer.	
4.6 HYDROLOGY/WATER QUALITY		
Implementation of the Master Plan would not substantially alter existing drainage patterns.	None required.	No impact.
Construction of new impervious surfaces would increase runoff volumes and velocities within the campus by reducing infiltration capacity and increasing potential for erosion and contaminant loading. Implementation of and conformance with NPDES Phase II Permit requirements would reduce potential impacts below a level of significance.	None required.	Less than significant.
Increased storm flows both within and downstream of the campus would be minimized through conformance with NPDES Phase II Permit requirements. Impacts related to storm drain capacity or associated flooding hazards would be less than significant.	None required.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.6 HYDROLOGY/WATER QUALITY (cont.)		
Implementation of the Master Plan would not place housing within a mapped Federal Emergency Management Agency (FEMA) 100-year flood hazard area, or place structures within a 100-year flood hazard area such that flood waters would be impeded or redirected.	None required.	No impact.
Implementation of the Master Plan would not deplete groundwater supplies or interfere with groundwater recharge.	None required.	No impact.
Implementation of the Master Plan would not violate any standards related to surface or groundwater quality, violate any waste discharge requirements, or otherwise substantially degrade water quality (including through project-generated erosion/sedimentation).	None required.	No impact.

Table ES-1 (cont.)

IMPACT		MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.7 NOISE			
Noise generated during construction activities would result in a temporary substantial increase in noise on the campus and at the existing residential uses to the south. Construction noise impacts are considered potentially significant.	MM 4.7-1	The District shall require by contract specifications incorporation of the following construction noise attenuation measures during construction activities: • Construction equipment shall be properly maintained and equipped with noise mufflers or other noise-reduction devices to minimize construction noise. • Stationary construction equipment (i.e., generators, pumps) shall be located, to the extent possible, a minimum of 100 feet from noise-sensitive land uses. • Laydown and construction staging areas shall be located, to the extent feasible, a minimum of 100 feet from noise sensitive land uses. • Construction activities shall be limited to the hours between 7:00 AM and 7:00 PM, Monday through Saturday. No construction shall occur on Sundays and legal holidays, except in the case of emergency, to minimize disruption to area residents and on-campus noise sensitive uses. • Within 72 hours of the commencement of construction activities, the District shall notify in writing noise sensitive uses (i.e., academic, administrative and residential areas) adjacent to construction activities of the construction activities, hours and duration, including a point of contact in which to report construction noise complaints.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.8 PALEONTOLOGY		
Implementation of the Master Plan could result in potentially significant impacts related to disturbance of fossiliferous formations with high paleontological resource sensitivity.	MM 4.8-1 If the site-specific geotechnical investigations to be conducted for new construction under the Master Plan determine that proposed excavation and grading activities may encounter previously undisturbed deposits of the Tertiary Stadium Conglomerate, Mission Valley Formation and/or Friars Formation, the District or project contractor shall implement a paleontological monitoring and recovery program consisting of the following: • A qualified paleontologist shall be retained to implement a paleontological monitoring and recovery program as a condition of the project construction contract. A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is a recognized expert in the identification and recovery of fossil materials. • The qualified paleontologist shall attend the project pre-construction meeting to discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely extend to depths of 10 feet or more and include more than 1,000 cy of material within undisturbed portions of the high-sensitivity Stadium Conglomerate, Mission Valley Formation and/or Friars Formation, then monitoring shall be conducted as outlined below.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.8 PALEONTOLOGY (cont.)		
	• The project paleontologist or a paleontological monitor shall be on site during original cutting of the above noted geologic units. A paleontological monitor is defined as an individual who has experience in collection and salvage of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic units shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction by the project paleontologist). • In the event that well-preserved fossils are discovered, the project paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriated scientific institution such as the San Diego Museum of Natural History. • A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the District within three months of terminating monitoring activities.	

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.9 POPULATION AND HOUSING		
Implementation of the Master Plan would not induce substantial population growth, either directly or indirectly.	None required.	No impact.
Implementation of the Master Plan would not displace existing housing or people, necessitating the construction of replacement housing elsewhere.	None required.	No impact.
4.10 TRAFFIC AND CIRCULATION		
Implementation of the Master Plan would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system at any roadway segment, intersection or freeway segment under Existing Plus Project or Long-term conditions.	None required.	No impact.
Implementation of the Master Plan would result in significant cumulative traffic impacts to Highwood Drive and freeway segments of I-8, SR-125, SR-52 and SR-94.	There are no feasible mitigation measures to effectively mitigate these significant cumulative traffic impacts.	Significant and unmitigable.
Implementation of the Master Plan could potentially result in inadequate vehicle storage length at the westbound left-turn pocket at the intersection of Grossmont College Drive and southbound SR-125 during the morning period. Consequently, vehicle queues could block westbound through traffic (into Grossmont College).	The District could work with Caltrans to extend the length of the turn pocket.	Less than significant.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.10 TRAFFIC AND CIRCULATION (cont.)		
Implementation of the Master Plan would not substantially increase hazards due to a design feature (i.e., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Associated traffic impacts would be less than significant.	None required.	No impact.
Implementation of the Master Plan would not result in inadequate emergency access. Impacts related to emergency access would be less than significant.	None required.	No impact.
Construction activities could potentially result in temporary removal of on-campus parking. Measures would be included in the traffic control plan that would ensure that student parking would not be adversely affected by construction activities. Impacts related to temporary loss of parking during construction activities would be less than significant.	None required.	Less than significant.
Implementation of the Master Plan would not conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).	None required.	No impact.

Table ES-1 (cont.)

IMPACT	MITIGATION MEASURES	ANALYSIS OF SIGNIFICANCE AFTER MITIGATION
4.11 UTILITIES/SERVICE SYSTEMS		
Increased demand on water service and sewer service would be accommodated by existing capacity in the infrastructure surrounding the campus. Regional water supplies for San Diego and southern California are sufficient to satisfy the future needs of the campus.	None required.	Less than significant.
Implementation of the Master Plan would not be serviced by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs.	None required.	Less than significant.

potentially significant project impacts. Impacts that have not been reduced to below a level of significance are also noted in the final column for each environmental impact issue, the detailed analyses and conclusions of which are found in Sections 4.1 through 4.11 of this EIR. Cumulative impacts, if applicable, are included along with direct impacts under the specific issue area in Table ES-1.

OTHER CEQA SECTIONS

The proposed Master Plan would not induce growth in the region because the construction of new campus facilities and parking structures/lots and renovation of existing structures is directed at attracting students that already reside or are projected to reside in the District. It is anticipated that people already residing in the region would fill the majority of faculty and staff positions. Therefore, the Master Plan is expected to have minimal effect on regional population and would be considered a growth-accommodating proposal.

Implementation of the Master Plan would result in potential significant, irreversible impacts to biological and paleontological resources through the development of new facilities. Direct impacts to sensitive habitats would be minimized and compensated through open space preservation. Potential effects on paleontological resources would represent a loss to those resources, which would be compensated through monitoring, salvage and documentation during construction. The irreversible commitment of non-renewable resources, such as fossil fuels, natural gas, petroleum products, lumber and other construction materials is anticipated during Master Plan implementation. Increased energy demand associated with new buildings would be slightly offset through the renovation and update of existing structures on campus. The construction, expansion or improvement of any road or highway would not be required to provide access to currently inaccessible areas. The District would comply with all regulations and standards governing the use, storage, transport and disposal of hazardous materials, which would reduce the likelihood and severity of any potential accidents that could cause irreversible environmental damage.

Based on a review of the project, the District determined that the proposed Master Plan would not have the potential to cause significant adverse effects associated with agricultural resources, hazards/hazardous materials, land use, mineral resources, noise (mobile and stationary sources), public services (fire, police, schools and parks) and recreation.

ALTERNATIVES

No Project Alternative

The No Project Alternative assumes that the Master Plan would not be adopted, no expansion or remodel of the existing academic and student support uses would be implemented and no new parking structures/lots would be built on campus. Existing campus facilities at Grossmont College would not be retrofitted for code compliance and technology systems. Student enrollment would essentially be capped at 18,200 students under the No Project Alternative. Under this condition, student growth anticipated in the region would have to be accommodated at Cuyamaca College and the other campuses in the adjacent community college districts (i.e., Southwestern College, Mesa College or Miramar College). Because Cuyamaca College's ability to grow may be capped at 15,000 students by their proposed Master Plan, many prospective students would have to travel to classes outside the District to satisfy their educational needs. The 1991 Master Plan in place at Grossmont College would be the comprehensive plan for guiding any student support facilities to serve the existing population.

The No Project Alternative would avoid potentially significant impacts of the proposed Master Plan with respect to aesthetics/visual quality, air quality, biological resources, cultural resources, geology/soils, paleontology and noise. The campus, however, would still contribute to certain cumulative traffic impacts because future (long-term) traffic conditions without the project would be unacceptable in the future.

The No Project Alternative would not allow the expansion of a community college campus to ameliorate existing deficient facilities and accommodate projected increases in campus population growth along with local population growth. Besides conflicting with the basic project objectives outlined above, the No Project Alternative would not assist the District in building more capacity into the existing facilities or upgrading or renovating existing degraded facilities.

Expanded Parking Structure Alternative

The Expanded Parking Structures Alternative would entail the construction of larger parking structures on Lot 5 (project 14) and Lot 4 (project 20) than proposed to compensate for the loss of parking spaces in project 9, which would not be constructed under this alternative. The purpose of the Expanded Parking Structures Alternative would be to avoid or substantially lessen significant impacts to aesthetics/visual quality and biological resources associated with project 9. It is anticipated that the proposed parking structures on lots 4 and 5 would need to include an additional level (i.e., third or fourth) of parking to offset the loss of spaces in the proposed surface lot (project 9). Enrollment would continue to be capped at 20,000 students and all proposed construction projects, pursuant to the Master Plan, would be developed except for the proposed surface parking lot in the southeastern canyon (project 9).

Because student enrollment would continue to be capped at 20,000 students and all proposed projects except for the surface parking lot in the southeastern canyon would be constructed, impacts associated with construction and development on campus under the Expanded Parking Structures Alternative would be the same as those identified under the proposed Master Plan. Thus, potentially significant impacts to air quality, cultural resources, geology/soils, noise, paleontology and traffic (cumulative) would occur under this alternative. Mitigation is available to reduce all of these impacts to less than significant levels, except for cumulative traffic.

The Expanded Parking Structures Alternative would substantially lessen potentially significant impacts related to aesthetics/visual quality and biological resources due to the elimination of the construction of the proposed surface parking lot in the southeastern canyon (project 9). This alternative would achieve the basic project objectives of satisfying the Educational and Facilities Master Plan and therefore is considered a potentially feasible alternative. However, the additional cost of constructing the taller parking structure(s) may be greater than the cost of constructing the parking lot, which may make it economically infeasible.

SECTION 1.0

INTRODUCTION

1.0 INTRODUCTION

This Draft Environmental Impact Report (EIR) addresses the potential environmental effects associated with the implementation of the Grossmont College Master Plan (Master Plan). The Master Plan is a comprehensive land use plan that provides a framework for the physical development of the campus to accommodate growth of Grossmont College to an enrollment of 20,000 students. A detailed description of the project is contained in Section 3.0, *Project Description*. This EIR assesses the anticipated individual and cumulative impacts of the College's physical development, pursuant to the Master Plan; identifies means of avoiding or minimizing potential adverse environmental impacts; and evaluates a reasonable range of alternatives.

1.1 BACKGROUND

Due to current and projected enrollment demand for higher education over the next decade, the Grossmont-Cuyamaca Community College District (District) began studying the feasibility of enrollment growth at its campuses, including Grossmont College. Population growth within the District's boundary is expected to substantially increase by the year 2015. While the percentage increase from 1990 to 1996 was only 10 percent, a 30 percent increase is anticipated by the year 2015. In addition, surrounding areas are expected to increase in population by 50 percent within the same time period. This growth will have a major impact on enrollment at Grossmont College. As of 2002-03, enrollment at Grossmont College is approximately 18,000 students, which is expected to increase to 20,000 over the next decade. In response to this anticipated growth, the District prepared the Grossmont College Master Plan.

1.2 PURPOSE AND LEGAL AUTHORITY

Under the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code Section 21000 et. seq.), if a lead agency determines that there is substantial evidence in light of the whole record that a project may have a significant effect on the environment, the agency must prepare a draft EIR (State CEQA Guidelines Section 15064(a)(1)). The purpose of an EIR is to inform public agency decision makers and the public generally of the potentially significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project (State CEQA Guidelines Section 15121(a)). This EIR is an informational document for use by the District, decision makers and members of the general public to evaluate the environmental effects of the implementation of the Grossmont College Master Plan.

This document has been prepared in accordance with all criteria, standards and procedures of CEQA and the State CEQA Guidelines (California Administrative Code 15000 et. seq.). The District is the lead agency, pursuant to Sections 15051 and 15367 of the State CEQA Guidelines, which define the lead agency as the public agency that has the principal responsibility for carrying out or approving a project..

1.3 TYPE OF EIR

Program EIR

The Master Plan is a comprehensive land use plan that provides a framework for the physical development of Grossmont College to accommodate campus growth to a maximum of 20,000 students. It does not constitute a commitment to implement any specific project, construction schedule or funding priority but rather, describes the comprehensive development of approximately 100,000 square feet of academic, administrative, support and recreation space. Each development proposal included in the Master Plan must be approved individually by the District Governing Board. Thus, this EIR contains a program-level analysis that evaluates the effects of the implementation of the Master Plan as a whole. Pursuant to Section 15168 of the State CEQA Guidelines, a program EIR may be prepared on a series of actions that can be characterized as one large project and are related either: (1) geographically; (2) as logical parts in the chain of contemplated actions; (3) in connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program; or (4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

Future Environmental Review

The intent of this EIR is to provide programmatic environmental review for all proposed projects on the Grossmont College campus identified in the Master Plan and as much project-level review as possible given the amount of detail specified for the individual projects. When subsequent project proposals move forward through the planning and design process, the District will determine their consistency with the Master Plan and this program EIR.

Certain circumstances may arise that could trigger consideration for subsequent CEQA review of projects proposed under the Master Plan. Pursuant to Section 15162 of the State CEQA Guidelines, those circumstances could consist of several conditions, including the following:

- Substantial changes are proposed in the project or substantial changes have occurred with respect to circumstance which will require major revisions of the previous EIR due to the identification of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- New information of substantial importance arises which shows that the project will have one or more significant environmental effects not discussed in the prior EIR or significant effects will be substantially more severe than previously examined.

Should a project not trigger the above circumstances, then significant environmental effects of the project will be determined to be adequately addressed in the program EIR (Section 15064(f)(3) of the State CEQA Guidelines) if:

- The impacts would be mitigated or avoided as a result of the prior EIR and Findings adopted in connection with that prior EIR, or

- The impacts have been examined in sufficient detail in the prior EIR to enable those effects to be mitigated or avoided by site-specific revisions, the imposition of conditions or by other means in connection with approval of the project.

The appropriate level of CEQA review (i.e., addendum, negative declaration or subsequent EIR) would be determined by the District based on a review of the degree to which the project would conform with or deviate from the basic assumptions and impacts described in the Master Plan and EIR. If the District finds that pursuant to Section 15162 of the State CEQA Guidelines, no new effects could occur or no new mitigation measures would be required, they can approve the project as being within the scope of the program EIR and no new environmental document would be required.

1.4 EIR REVIEW PROCESS

Scoping

The District, as Lead Agency, filed and distributed a Notice of Preparation (NOP) on May 13, 2003, to all Responsible and Trustee Agencies, as well as various governmental agencies, including the State Clearinghouse. In addition, a public scoping meeting was held on May 19, 2003 to solicit input from interested agencies, individuals and organizations regarding the range of actions, alternatives, mitigation measures and significant effects to be analyzed in this Program EIR.

During the NOP public review period, written and verbal comments were received from public agencies and individuals. A copy of the scoping meeting notice, scoping meeting transcript, NOP and the comment letters are contained in Appendix A of this document.

The District identified potentially significant environmental impacts associated with the following issues:

- Aesthetics/Visual Quality
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hydrology/Water Quality
- Noise
- Paleontology
- Population and Housing
- Traffic and Circulation
- Utilities/Service Systems

These issues, as they pertain to the proposed project, are discussed in detail in Section 4.0, *Environmental Analysis*, of this EIR. Effects that were determined not to be potentially significant are addressed in Section 5.0, *Other CEQA Sections*.

Public Review

This Draft EIR is available for review by the public and public agencies for 45 days to provide comments "on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided or mitigated" (Section 15204, State CEQA Guidelines). The public review period will begin on November 19, 2004 and end on January 3, 2005. During the public review period, the Draft EIR will be available at the Grossmont College Learning Resource Center, as well as at the following off-campus public libraries:

San Diego Public Library	San Diego County Public Library	San Diego County Public Library
San Carlos Branch	Fletcher Hills Branch	Santee Branch
7265 Jackson Drive	576 Garfield Drive	9225 Carlton Hills Boulevard #17
San Diego, CA 92119	El Cajon, CA 92020	Santee, CA 92071

In addition, the Draft EIR will be available at the Grossmont-Cuyamaca Community College District offices located at 8800 Grossmont College Drive, El Cajon, California 92020 during normal business hours (8:00 a.m. to 5:00 p.m., Monday through Friday, excluding holidays).

Written comments on the EIR should be addressed to:

Dale Switzer, Director, Facilities Planning and Development
c/o HELIX Environmental Planning, Inc.
8100 La Mesa Boulevard, Suite 150
La Mesa, California 91941
Fax: (619)-462-0552
E-mail: dale.switzer@gcccd.net

Following the public review period, responses to comments will be prepared regarding the adequacy of the Draft EIR. The comments and responses, together with the Draft EIR and all technical appendices, and the Mitigation Monitoring and Reporting Program (MMRP) will comprise the Final EIR. The Final EIR will be considered by the District Governing Board for certification in accordance with Section 15090 of the State CEQA Guidelines. The District Governing Board must consider the Final EIR prior to any decision to approve or reject the proposed project. If the Final EIR is certified, written findings will be prepared for each significant adverse environmental effect identified in the Final EIR, as required by Section 15091 of the State CEQA Guidelines. The District must also adopt the MMRP to ensure compliance with mitigation measures identified in the Final EIR that would reduce or avoid potentially significant impacts.

Where no feasible mitigation measures exist that would otherwise reduce potentially significant impacts to below a level of significance, impacts are considered significant and unmitigable. If the District Governing Board approves a project that would result in significant unmitigable impacts, the District Governing Board shall make a Statement of Overriding Considerations, which states in writing the specific reasons for approving the project based on the Final EIR and/or any other information in the record.

1.5 INTENDED USES OF THE EIR

As previously discussed, the information and analysis in this EIR will be used by the District Governing Board in arriving at a decision to proceed with the proposed Master Plan. If the District Governing Board certifies this EIR, subsequent environmental analysis for future specific development projects, consistent with the Master Plan, will be tiered from this EIR in accordance with Section 15152 of the State CEQA Guidelines. Tiering refers to the analysis of general environmental matters contained in a program-level EIR, with subsequent focused environmental documentation for individual projects that implement the program. Subsequent tiered environmental documents will incorporate by reference the general discussions in this Program EIR and concentrate on project-specific issues. CEQA and the State CEQA Guidelines encourage the use of tiered environmental documents to eliminate repetitive discussions of the same issues.

Other public agencies that have discretionary authority over the project, or aspects of the project, are considered Responsible or Trustee agencies under CEQA. Section 15381 of the State CEQA Guidelines defines Responsible Agencies as all public agencies other than the Lead Agency which have discretionary approval power over the project. Section 15386 of the State CEQA Guidelines defines Trustee Agency as a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California. For the purposes of the proposed project, Responsible and Trustee Agencies include, but are not limited to, the State Water Resources Control Board, Regional Water Quality Control Board, San Diego County Air Pollution Control District and the California Department of Transportation. This EIR can be used by these agencies to comply with CEQA in connection with permitting or approval authority over the project. Anticipated approvals associated with the proposed project include the following:

Grossmont-Cuyamaca Community College District Governing Board

- Certification of the Final EIR
- Approval of the Grossmont College Master Plan
- Adoption of Findings
- Adoption of Mitigation Monitoring and Reporting Program

San Diego Regional Water Quality Control Board/State Water Resources Control Board

- Conformance with National Pollutant Discharge Elimination System (NPDES) General Construction Activity Permit and Phase II Small Municipal Separate Storm Sewer Systems General Permit

- Conformance with NPDES Dewatering Waste Discharge Permit (if required)

San Diego County Air Pollution Control District

- Permits to Construct and/or Permits to Operate (if required for any new or relocated stationary sources of equipment that emit or control air contaminants, such as heating, ventilation and air conditioning units)

California Department of Transportation

- Encroachment/Right-of-way Permits (for individual projects requiring work within the Caltrans right-of-way)

City of El Cajon

- Federal Endangered Species Act Section 4(d) permit for take of coastal sage scrub

County of San Diego

- Federal Endangered Species Act Section 4(d) permit for take of coastal sage scrub (if the City of El Cajon has no remaining take allowance)

City of San Diego

- Encroachment Permits (for projects requiring work within the City of San Diego)

1.6 CONTENT AND ORGANIZATION OF THE EIR

The content and format of this EIR are in accordance with the most recent guidelines and amendments to CEQA. Technical studies have been summarized within individual environmental issue sections and the full technical studies have been included in EIR Appendices B through F.

The EIR has been organized in the following manner: Section ES is an executive summary of the EIR analysis and includes a brief discussion of the project description, conclusions of the environmental analysis and an overview of project alternatives. The conclusions focus on those impacts which have been determined to be significant but mitigated, as well as impacts considered significant and unmitigated, if applicable. Impacts and mitigation measures are provided in tabular format. Following the Executive Summary, the body of the EIR includes the sections described below.

- **Section 1.0, Introduction,** provides an overview of the background of the Master Plan, the purpose and legal authority of the EIR, the type of EIR, the EIR review process, the intended uses of the EIR and an explanation of the document format.

- **Section 2.0, Environmental Setting,** provides an overview of the regional and local setting, as well as the physical characteristics of Grossmont College.

- **Section 3.0, Project Description,** provides a detailed description of the proposed project, including project background, student enrollment, project objectives, proposed future construction projects, parking, circulation and open space.

- **Section 4.0, Environmental Analysis,** constitutes the main body of the EIR impact analysis for each environmental issue. Under each issue area identified for analysis, the EIR includes a discussion of existing conditions relevant to each environmental topic, and an assessment of impacts associated with implementation of the project. Where the impact analysis demonstrates that a potential effect would occur and is found to have a substantial or potentially substantial adverse impact on physical conditions within the area affected by the proposed project, mitigation measures are provided which would minimize the significant effects. If feasible mitigation measures are not available or proposed, the significant impact is identified as one which would result in a significant unavoidable adverse impact.

- **Section 5.0, Other CEQA Sections,** includes a discussion of growth inducement, significant irreversible effects and effects found not to be significant.

- **Section 6.0, Cumulative Impacts**, addresses the cumulative impacts due to implementation of the proposed project in combination with other recently approved or pending projects in the area. The area of potential effect for cumulative impacts varies depending upon the type of environmental issue.

- **Section 7.0, Alternatives**, provides a description and evaluation of alternatives to the proposed project. This section addresses alternatives that would reduce or avoid significant impacts and compares these alternatives to the proposed project.

EIR references, organizations and persons consulted, and preparer information are provided in Sections 8.0, 9.0 and 10.0, respectively.

SECTION 2.0

ENVIRONMENTAL SETTING

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

Grossmont College is located at 8800 Grossmont College Drive in the northwestern portion of the City of El Cajon. The campus is immediately adjacent to the cities of Santee on the north and west and San Diego on the south. Mission Trails Regional Park borders the western campus boundary and State Route 125 (SR-125) is adjacent to the eastern campus boundary (Figures 2-1, *Regional Location Map*, and 2-2, *Project Vicinity Map*). The campus encompasses approximately 137 acres, 91.1 of which are developed with community college facilities and 45.8 acres remain undeveloped. Grossmont College Drive serves as the primary access to the campus, and Highwood Drive provides secondary access to the site. Grossmont College Drive and Griffin Drive traverse the campus and provide internal vehicular circulation.

2.2 CAMPUS PROPERTY

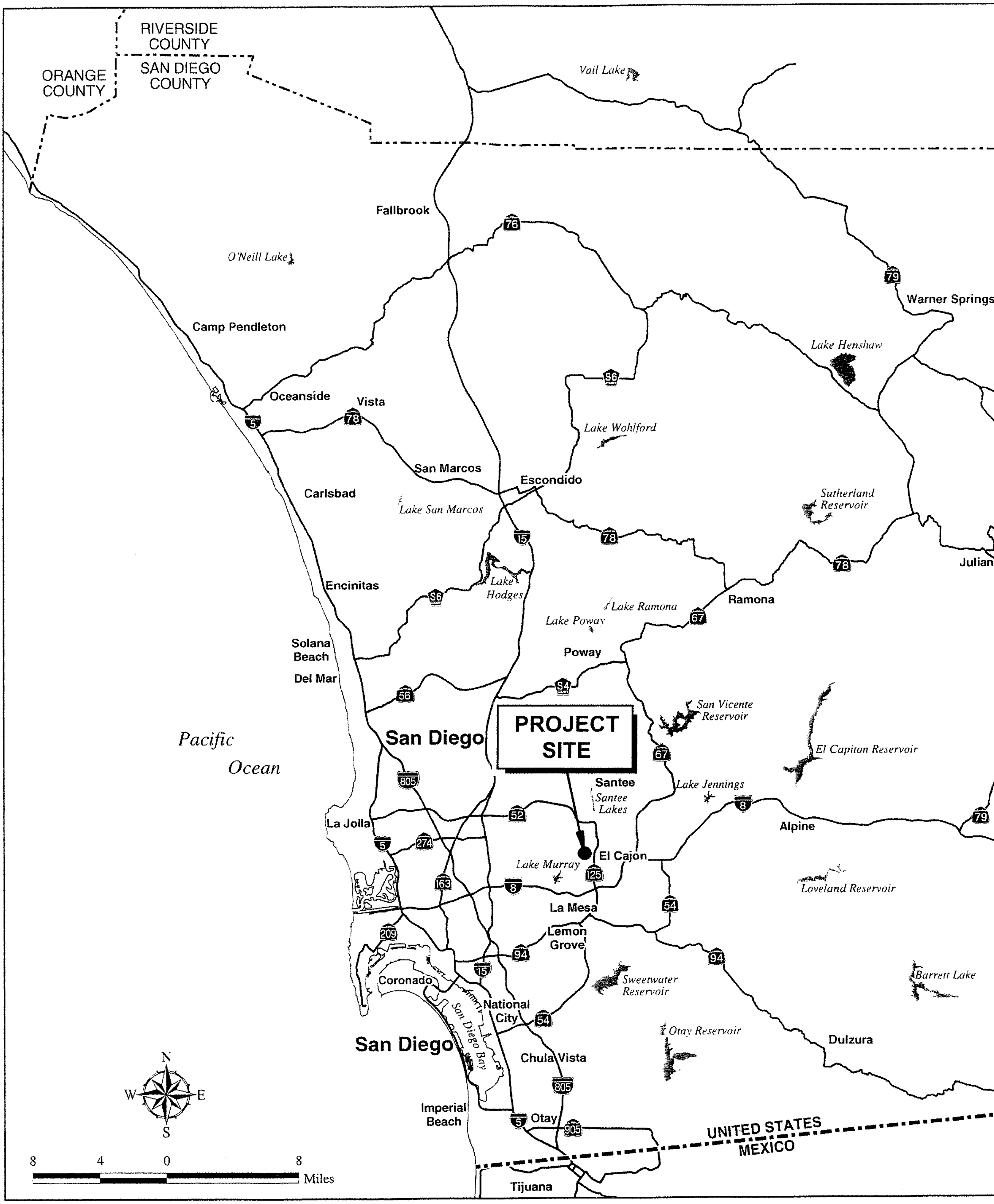
The developed portion of Grossmont College is located atop a mesa and is relatively level at an elevation of approximately 740 feet above mean sea level (AMSL). Steep downslopes flank the developed portion of campus and range in elevation from a low of approximately 540 feet AMSL at the western campus boundary to a high of approximately 610 feet AMSL at the northwestern campus boundary. Approximately 68 percent (93.1 acres) of the 137-acre campus is comprised of slopes with less than a 25 percent gradient, while 32 percent (43.8 acres) of the campus consists of slopes of 25 percent or greater. Existing drainage patterns convey on-campus runoff into the surrounding canyons in the eastern and western portions of the campus.

2.3 SURROUNDING LAND USES

Surrounding land uses consist of residential development to the east and south, undeveloped land to the north and designated open space to the west. Single- and multi-family residential development within the City of San Diego's community of San Carlos is located south to southwest of the campus and single-family residential homes within the City of El Cajon are located east of SR-125. North of the campus, the land is undeveloped, but is designated in the Santee General Plan (2003) for low-density residential development (one to two dwelling units per acre). The 5,800-acre Mission Trails Regional Park, which is designated as open space, is located immediately west of the campus. In addition, a Latter Day Saints (Mormon) church lies immediately adjacent to the southern campus boundary. Figure 2-3, *Project Site and Surrounding Land Uses*, shows an aerial photograph of the campus and surrounding land uses. Gillespie Field, a general aviation airport, is located approximately one mile northeast of the campus. The San Diego Trolley East Line runs east of the campus, with the closest trolley station located approximately one mile to the northeast at Santee Town Center. Four highways are located within the project vicinity, including SR-125, which adjoins the campus' eastern boundary; State Route 67 (SR-67), located approximately two miles to the east; Interstate 8 (I-8), located approximately two miles to the south; and State Route (SR-52), located approximately one mile to the north. In addition, the landmark 130-foot-high, 3.6-million-gallon Grossmont Water Tank, co-owned by Helix Water District and Padre Dam Municipal Water District, is located approximately 0.3 mile to the south.

2.4 EXISTING SITE CONDITIONS

The Grossmont College campus consists of academic and administrative buildings, physical education/recreation facilities, surface parking lots and undeveloped land (Figure 2-4, *Grossmont College Land Use*). Figure 2-5, *Existing Campus Facilities*, illustrates the existing buildings and facilities on campus. Academic and administrative buildings are located within the central portion of the campus configured around a central learning resource center and ornamental landscaped and grassy open quadrangle areas totaling 30.3 acres. Building organization generally is grouped according to discipline and function, with specific building clusters comprising of Fine Arts (Figure 2-6, *Fine Arts Buildings*), Human Development (Figure 2-7, *Human Development–Child Development Center*), Science and Technology (Figure 2-8, *Science and Technology Buildings*), Physical Education (Figure 2-9, *Physical Education Buildings*), Liberal Arts/Business (Figure 2-10, *Liberal Arts/Business Buildings*) and College Services (Figure 2-11, *College Services Buildings*). The Grossmont-Cuyamaca Community College District (District) offices are located on 2.0 acres in the northern portion of the campus, immediately adjacent to the northern campus boundary.

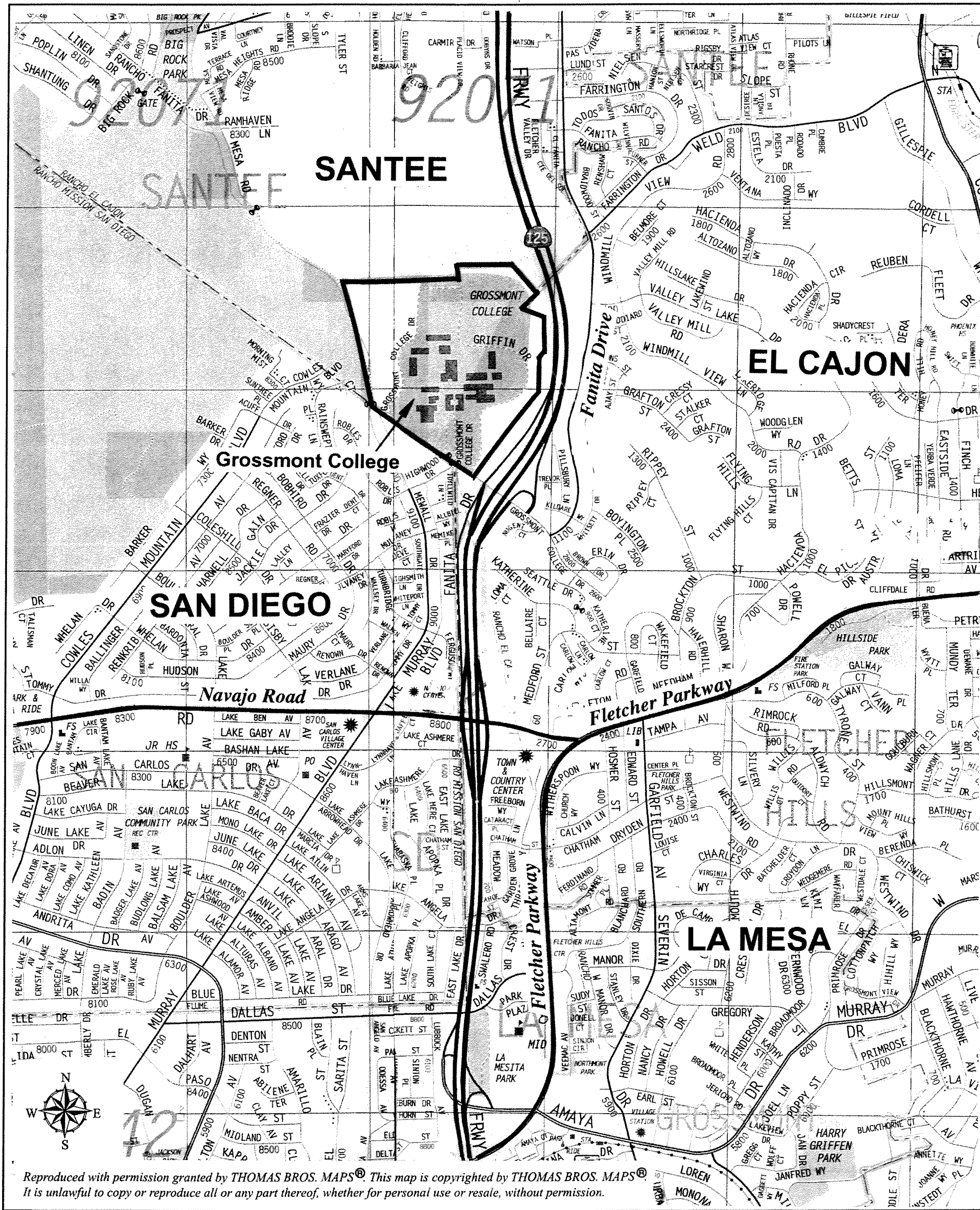


Regional Location Map

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 2-1

HELIX

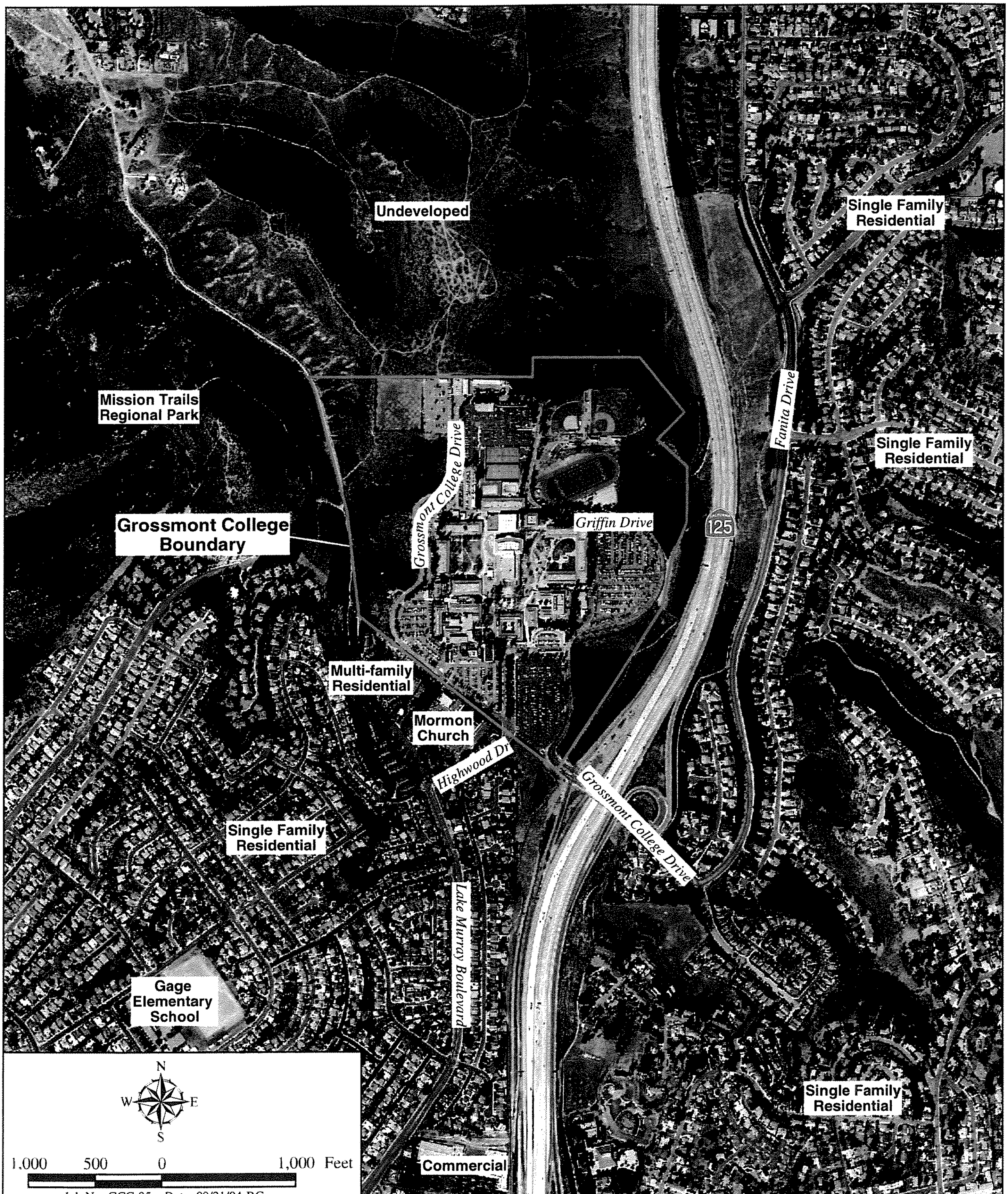


Project Vicinity Map

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 2-2

HELIX



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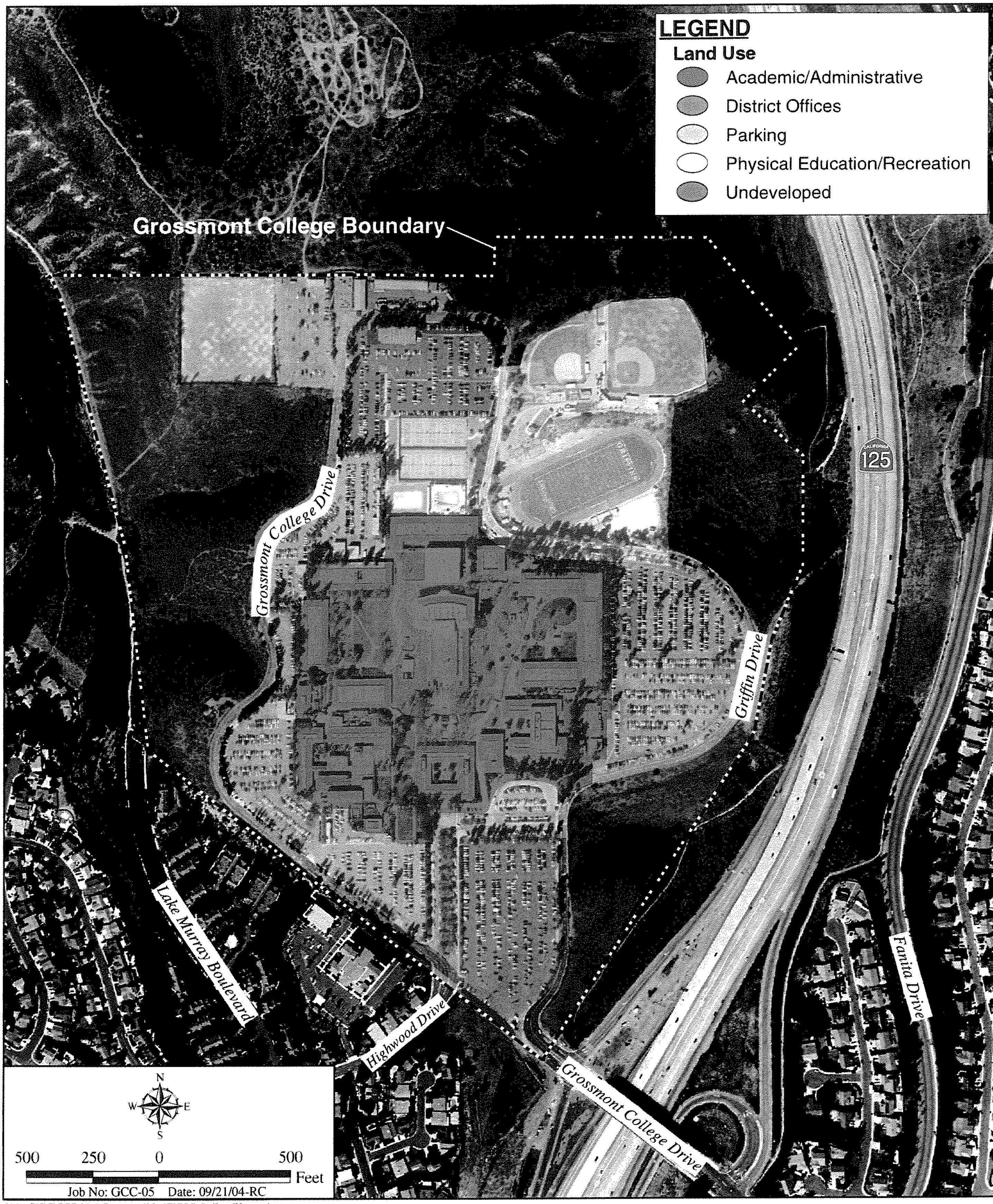
Project Site and Surrounding Uses

GROSSMONT COLLEGE MASTER PLAN EIR

HELIX

Figure 2-3



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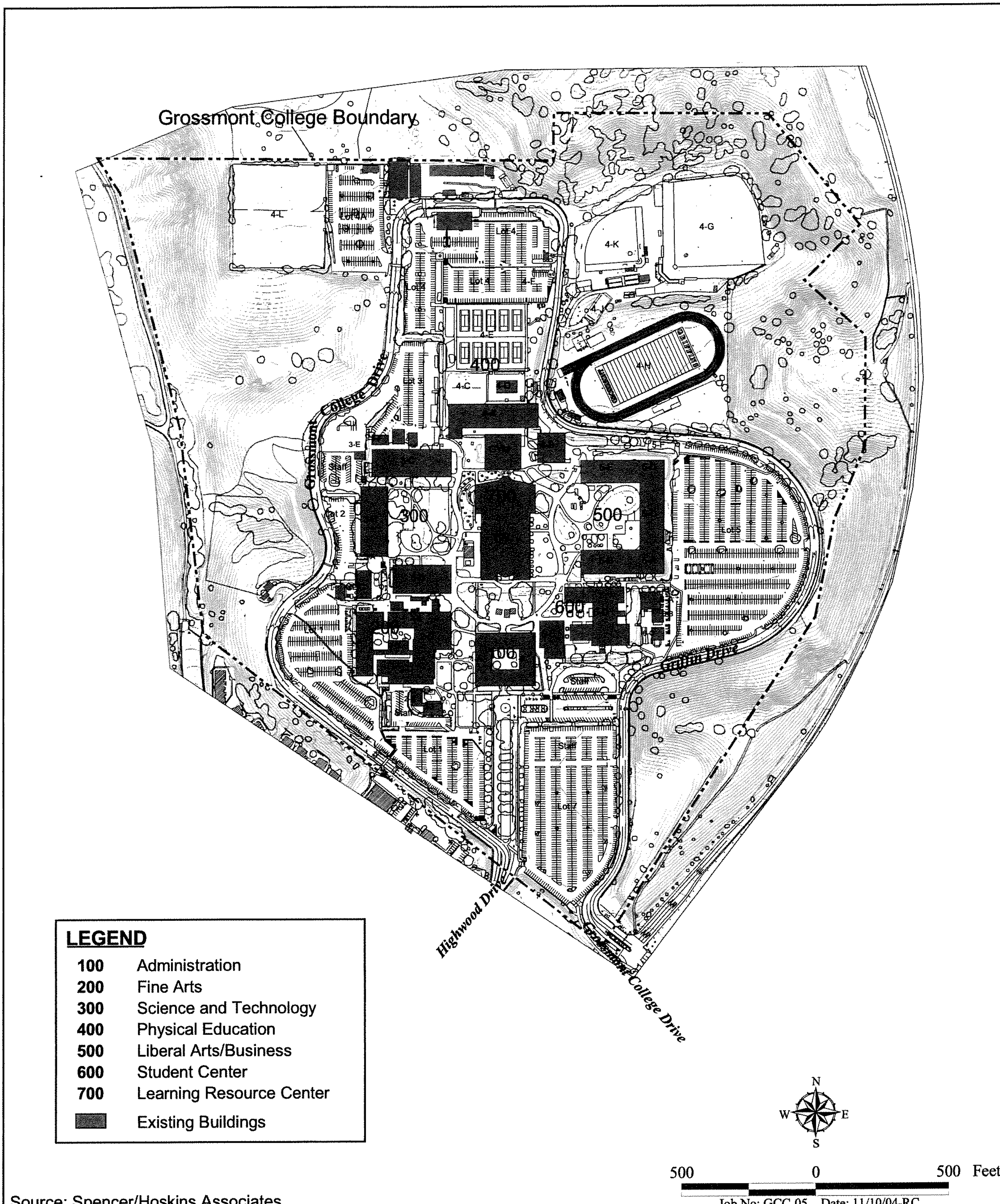
Grossmont College Land Use

GROSSMONT COLLEGE MASTER PLAN EIR

HELIX

Figure 2-4



Source: Spencer/Hoskins Associates

I:\ArcGIS\G\GCC-04_1 Grossmont\Data\gcc-05.apr\Fig 2-5 Existing Campus Facilities

Existing Campus Facilities

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 2-5

Building 2C.

Building 2D.

Fine Arts Buildings

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 2-6

HELIX

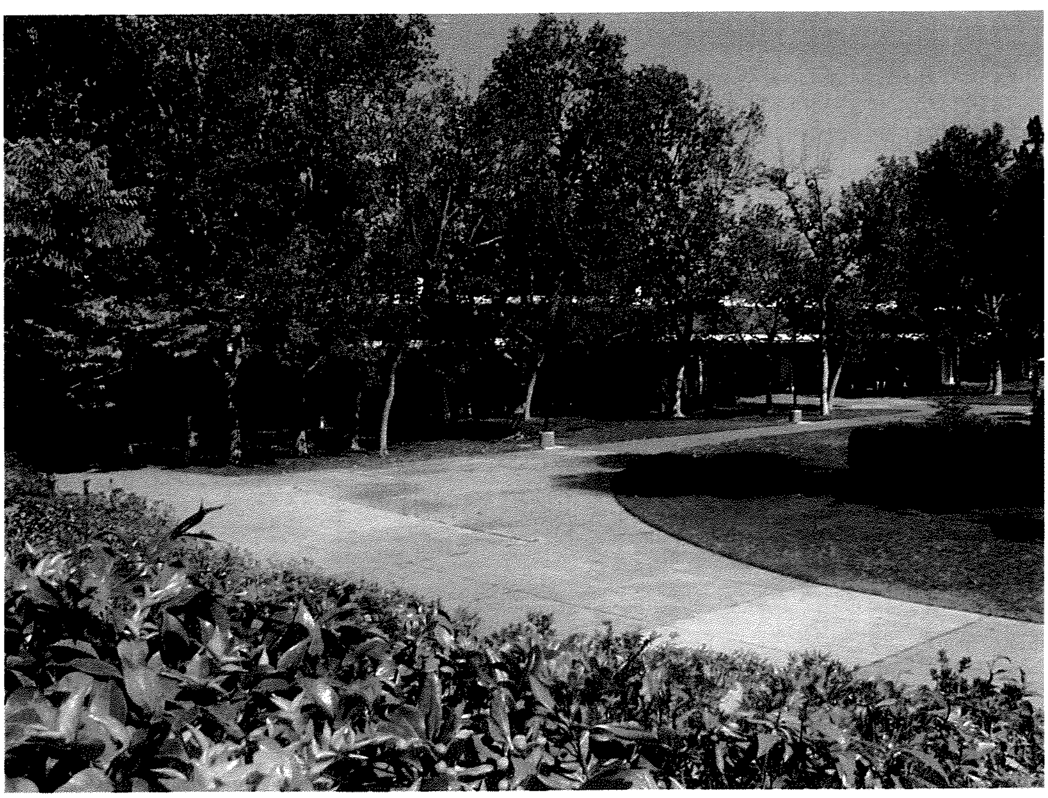
Human Development - Child Development Center

GROSSMONT COLLEGE MASTER PLAN EIR

HELIX

Figure 2-7

Buildings 3B and 3C from quad area.



Building 3B.

Science and Technology Buildings

GROSSMONT COLLEGE MASTER PLAN EIR

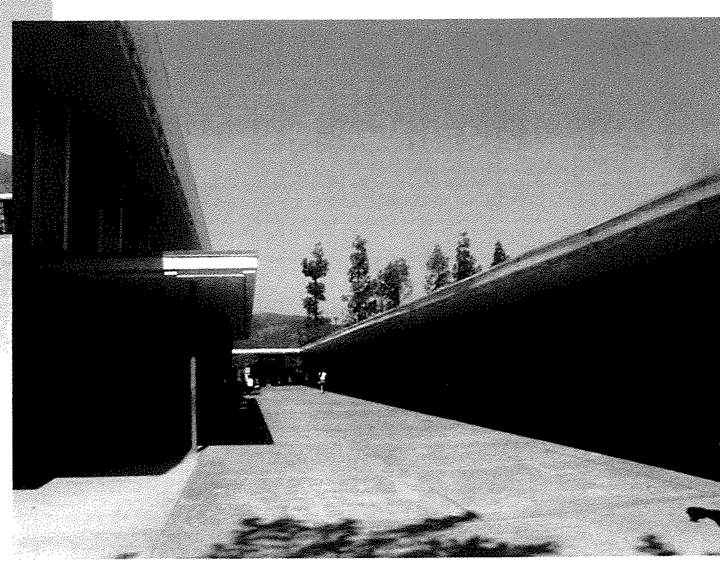
Figure 2-8

HELIX

Building 4B.

Building 4A.

Gym.



Gym and Building 4A.

Physical Education Buildings

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 2-9

HELIX

Liberal Arts/Business Complex from quad area.

Building 5C.

Building 5E.

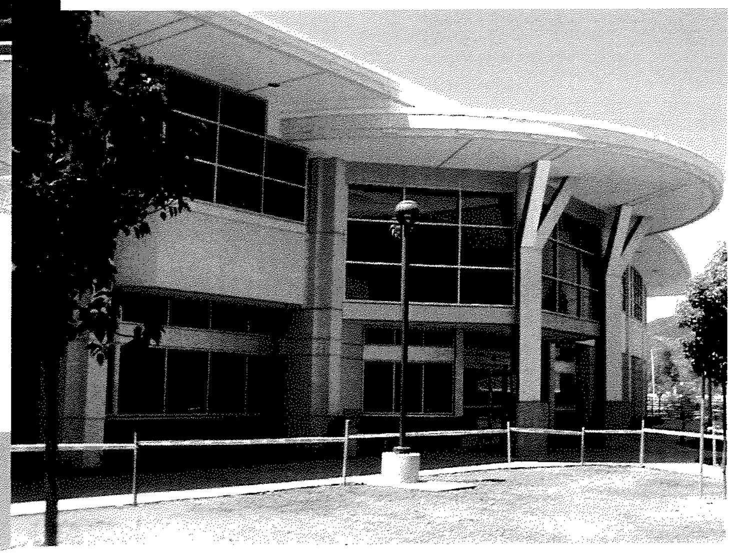
Liberal Arts/Business Buildings

GROSSMONT COLLEGE MASTER PLAN EIR

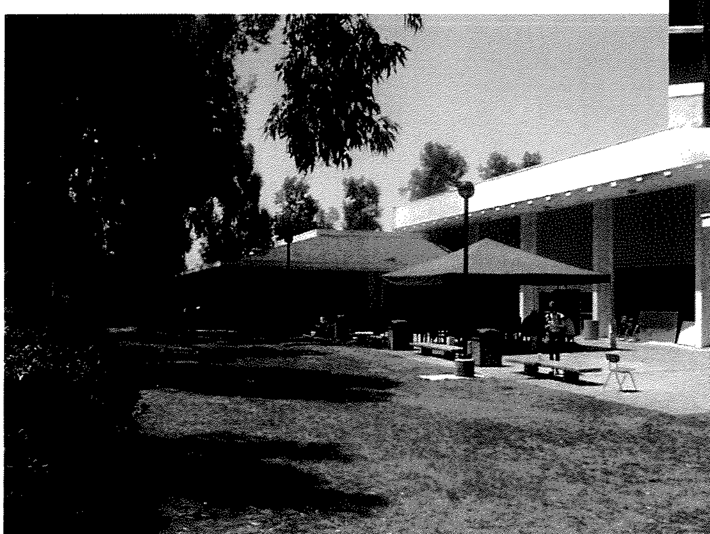
Figure 2-10

HELIX

Administration Building.



Learning Resource Center.



Student Center.

Bookstore.

College Services Buildings

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 2-11

HELIX

Physical education/recreational facilities are generally located in the northeastern portion of the campus on 23.8 acres and include a gymnasium; a swimming pool; sand volleyball and tennis courts; football, baseball, softball and soccer fields; a track surrounding the football field; and an artificial ski slope (Figure 2-12, *Physical Education/Recreation Facilities*).

Seven surface parking lots, encompassing a total of 35.0 acres, are located throughout the campus and provide 3,760 parking spaces. Table 2-1, *Grossmont College Land Use Summary*, provides a summary of the campus' land use and Table 2-2, *Grossmont College Space Inventory*, summarizes the campus' existing space inventory.

Table 2-1
GROSSMONT COLLEGE LAND USE SUMMARY

Land Use	Area (acres)
Buildings	30.3
District offices	2.0
Recreational facilities	23.8
Surface parking	35.0
Undeveloped land	45.8
TOTAL	**136.9**

Source: HELIX 2004.

Table 2-2
GROSSMONT COLLEGE SPACE INVENTORY

Space Category	Assignable Square Feet*
Classrooms	48,596
Laboratories	66,441
Offices	43,885
Library/study	26,875
Audio visual, radio, television	2,113
Physical education	41,500
Non-class laboratories	9,532
Independent study laboratories	1,005
Demonstration (child development)	4,392
Animal facilities and greenhouse	775

Table 2-2 (cont.)	
Space Category	Assignable Square Feet*
Assembly	5,800
Exhibition	1,677
Food service	11,957
Lounge	2,443
Merchandise (bookstore)	7,672
Recreation	1,490
Meeting room	3,158
Shop and storage	4,073
Health care	574
Inactive area	0
CAMPUS TOTAL	**283,958**

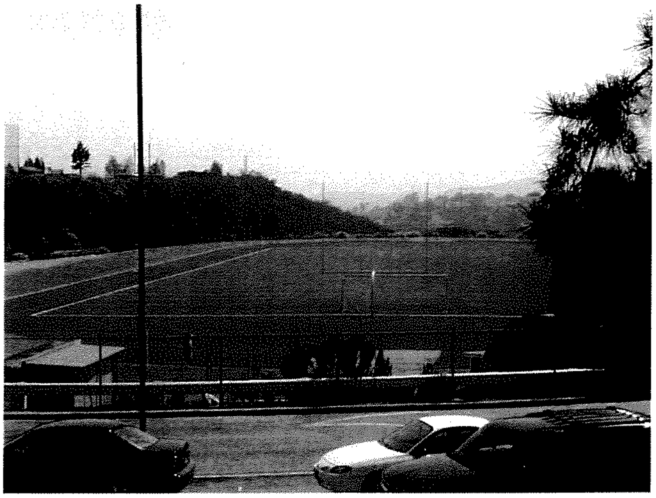
*Assignable square feet is the total of all floor or surface areas in a building that are assigned to, or are available for assignment to, an occupant or specific use.
Source: Spencer/Hoskins Associates 2000a.

Approximately 45.8 acres of the Grossmont site are undeveloped land that largely consists of steep hillsides that flank the developed portion of the campus on the east, northeast and west (Figure 2-13, *Undeveloped Land*). The campus was developed by grading a hilltop and creating a relatively flat mesa. As a result, large manufactured slopes reaching maximum heights of 100 feet are located to the west and east of the mesa.

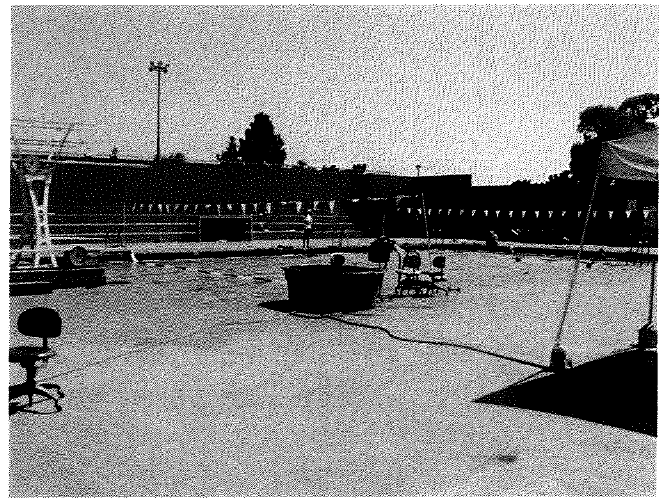
In addition to developed land, the campus supports twelve vegetation communities, including southern arroyo willow riparian forest, southern willow scrub, freshwater marsh, riparian scrub, baccharis scrub, Diegan coastal sage scrub (including disturbed), coastal sage – chaparral scrub, scrub oak chaparral, southern mixed chaparral (including disturbed), chamise chaparral, eucalyptus woodland and disturbed habitat. All of these vegetation communities, with the exception of eucalyptus woodland and disturbed, are considered sensitive habitats.

2.5 PLANNING CONTEXT

A district-wide master plan, Grossmont-Cuyamaca Community College District Strategic and Facilities Master Plan, was prepared in 1991 (1991 Master Plan) to provide a framework for

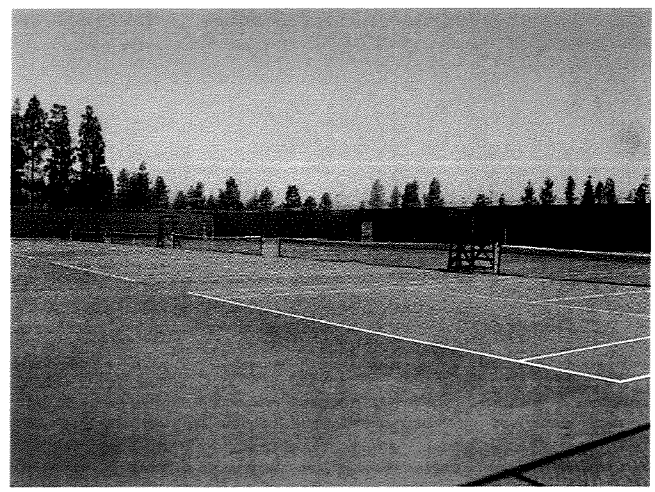


Football Field and Track.

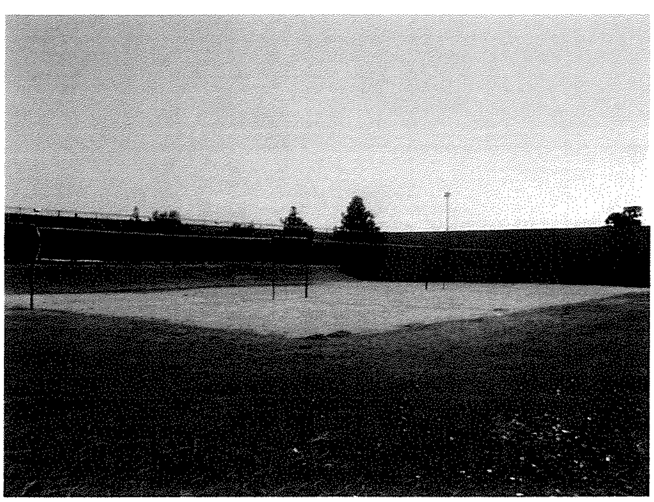


Swimming Pool.

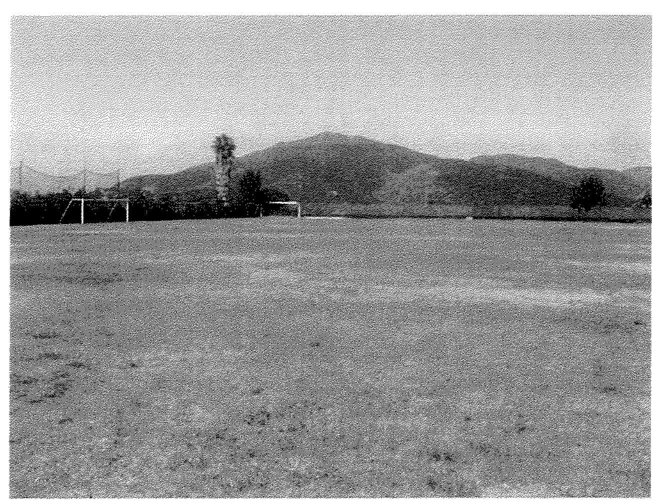
Ball Field.



Tennis Courts.



Sand Volleyball Courts.



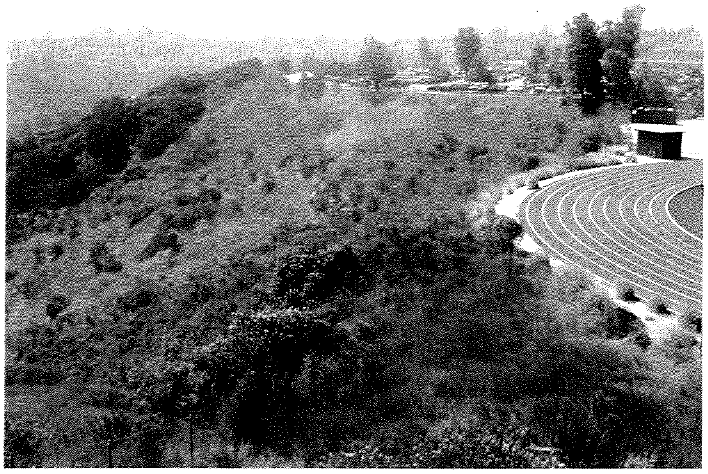
Soccer Field.

Physical Education/Recreation Facilities

GROSSMONT COLLEGE MASTER PLAN EIR

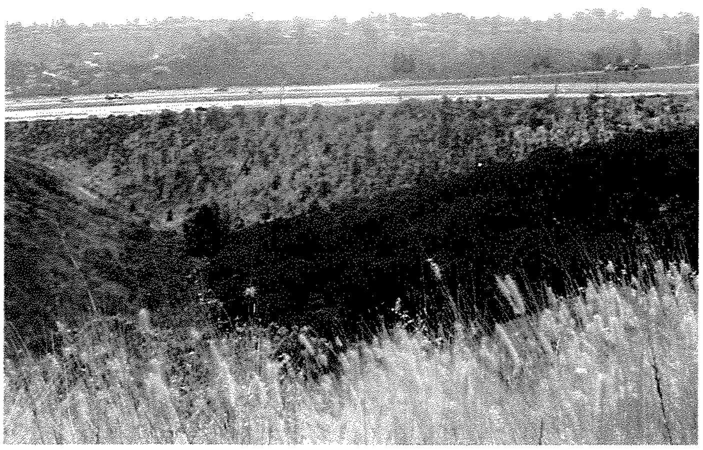
Figure 2-12

HELIX



East.

North.



Southeast.

West.

Undeveloped Land

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 2-13

HELIX

development at both the Grossmont and Cuyamaca College campuses. This master plan recommended limited new development at Grossmont College, as student enrollment growth within the District was to be redirected to Cuyamaca College, along with certain programs from Grossmont College. Proposed development projects included renovation of the drama lab, constructing an addition to the Learning Resource Center, conversion of lab space into classrooms, removal of temporary buildings, relocating the District offices to an off-site location, pursue leasing of adjacent property to the north for additional parking and relocating the bus stop closer to the SR-125 off-ramp. The 1991 Master Plan established a maximum enrollment target of 18,000 students at Grossmont College and recommended actions to increase student enrollment to 10,000 at Cuyamaca College. Recommended actions included transferring academic programs from Grossmont to Cuyamaca College and increasing the number of programs available at Cuyamaca College. The 1991 Master Plan also recommended the initiation of planning for a third District campus. The proposed Grossmont College Master Plan, as described in detail in Section 3.0 *Project Description*, would supersede the 1991 Master Plan as the governing master plan to guide development at Grossmont College.

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SECTION 3.0

PROJECT DESCRIPTION

3.0 PROJECT DESCRIPTION

This section of the EIR describes the background of the project, provides an overview of student enrollment, identifies the project's objectives, summarizes proposed future construction projects, and discusses campus parking, circulation and open space.

3.1 PROJECT BACKGROUND

3.1.1 Campus History

On November 8, 1960, voters approved the formation of a new college district named the Grossmont Junior College District. The Grossmont Junior College Governing Board (Governing Board) officially began organizational meetings in July of 1961 and worked to obtain voter approval of construction bonds for the purchase of land and construction of a junior college. During this period, classes convened at Monte Vista High School in Spring Valley in 1961 with an opening enrollment of 1,538 students. After two attempts to pass construction bonds, which required a two-thirds majority vote, 73 percent of the voters passed a seven-million-dollar bond issue on September 18, 1962. Subsequently, the Governing Board purchased a 137-acre site located on a scenic mesa in the City of El Cajon and groundbreaking for the new Grossmont College campus occurred in December 1963.

The first phase of construction, completed in 1964, was planned to accommodate an enrollment of 2,500 students and included the Learning Resource Center, the Administration Building, Student Center, Technology Center, Academic Center and Physical Education facilities. Grossmont College officially opened for classes in September 1964. A second bond election for three and one half million dollars was passed by voters in October 1965 to construct the second development phase to accommodate a total of approximately 8,000 students. The second development phase was completed in September 1967 and included the Drama and Speech Center, the Fine Arts addition, Academic Center addition, Little Gymnasium and the Technology Center addition. Subsequent development occurred in the 1970s and included the Bookstore, numerous portable offices located throughout campus, chemical storage, the Child Development Center and the District Offices. Since then, the campus has experienced limited new development.

The College's name was officially changed to Grossmont Community College following state legislation, which changed the term "Junior College" to "Community College" in California codes. With the opening of the District's second campus, Cuyamaca College, in 1978, the Governing Board officially changed the name of the district to the Grossmont-Cuyamaca Community College District in March 1985.

3.1.2 Educational Master Plan

Since the opening enrollment of 1,538 students in 1961, Grossmont College has grown more than tenfold to over 15,000 students. As of the 2002-2003 school year, total enrollment at Grossmont College was approximately 18,200 students. The proposed Master Plan would accommodate additional growth of Grossmont College to a maximum enrollment of 20,000 students, and is based on the *Educational Master Plan* developed for the campus.

The *Educational Master Plan* for Grossmont College presents the educational programs and services for the planned capacity of 20,000 students through the year 2015. The *Educational Master Plan* provides objectives for educational programs and administrative and student support services to enable Grossmont College to serve the learning needs of the students in the community. The *Educational Master Plan* projects program development based on enrollment to determine facilities requirements to meet the needs of the community. Thus, implementation of the *Educational Master Plan* is dependent upon timely development of new and renovated facilities. The existing facilities have either reached or nearly reached maximum utilization, thereby hindering anticipated growth of the campus.

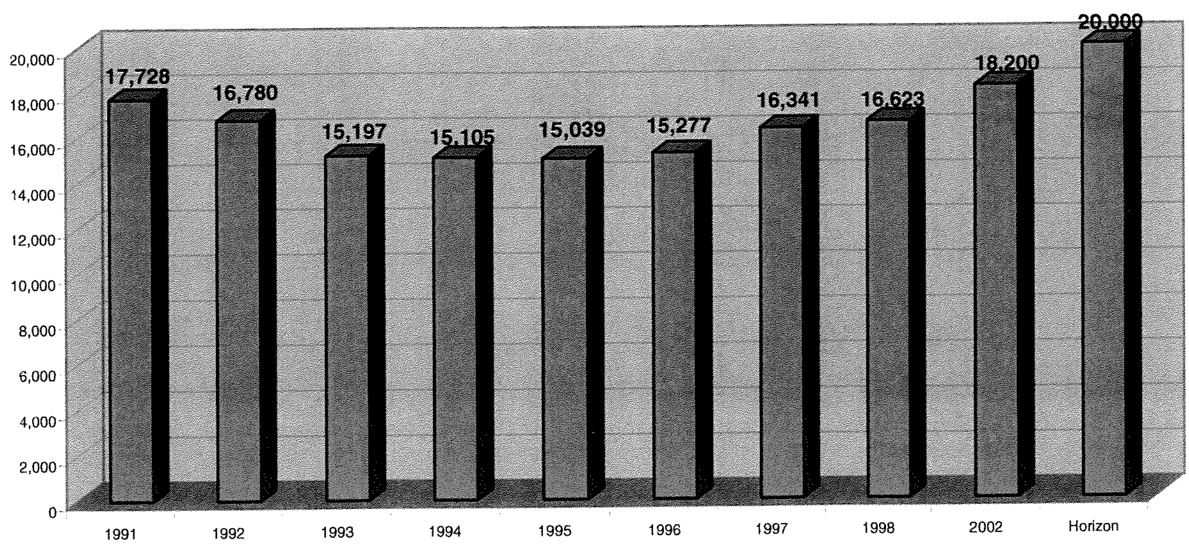
3.2 STUDENT ENROLLMENT

Student enrollment at Grossmont College is measured in three different metrics, including Weekly Student Contact Hours (WSCH), headcount and full-time equivalent students (FTES). WSCH relates to headcount and is an indication of the number of hours students spend in class on a weekly basis, as well as the load (in hours) on instructional facilities. This is useful for measuring the adequacy of present facilities and justifying the need for future facilities. Headcount refers to the number of individual students registered at Grossmont College. FTES is the number of students carrying an average of 15 weekly contact hours for the full academic year. If each student took a full-time course load, FTES would equal the student headcount enrollment. FTES enrollment, however, is somewhat lower than the student headcount because students, on average, take slightly less than a full-time course load. This difference is compounded during summer sessions when enrollment primarily consists of students who take less than the full load.

The total of each enrollment metric implies specific campus characteristics. The larger the headcount, the more demand there is for parking, while the lower the WSCH, the less classroom space is required and more parking is readily available. An elevated FTES generally increases demand for use of student support spaces, such as the Learning Resource Center and Student Center. Thus, headcount generally characterizes campus parking needs, WSCH generally characterizes building space utilization and FTES generally characterizes student support usage.

As shown below in Figure 3-1, *Grossmont College Past and Projected Student Enrollment*, student enrollment in terms of headcount over the past ten years has ranged from approximately 15,000 to 18,000 students. Student headcount as of 2002 was approximately 18,200 and the proposed Master Plan would accommodate additional growth to a maximum enrollment of 20,000 students. Therefore, enrollment growth under the Master Plan would be approximately 2,000 students.

Figure 3-1
Grossmont College Past and Projected Student Enrollment
(Fall Semester Headcount)



Source: Grossmont College Facilities Master Plan.

3.3 PROJECT OBJECTIVES

The main objective of the Master Plan is to serve as a framework for the physical development of Grossmont College as required to provide adequate facilities to achieve the academic goals and objectives of the campus. These goals and objectives include the following:

- Develop new (approximately 100,000 assignable square feet) and renovated facilities, capital improvements and services that enable the campus to satisfy the needs of its existing student population and achieve its projected enrollment of 20,000 students contained in the *Educational Master Plan*.

- Renovate or replace buildings to improve existing degraded conditions and improve building efficiency.

- Develop an outstanding academic, administrative and physical environment.

- Site new buildings in locations that offer programmatic advantages due to proximity to related academic disciplines.

- Site and design facilities to enhance spatial development of the campus while maximizing use of limited land resources.

- Design new buildings compatible in scale and style with existing structures.

- Provide adequate accessibility for the disabled in new and renovated buildings.

- Provide improved vehicular access to, from and within the campus.

- Provide additional parking to accommodate existing demand and anticipated enrollment increases.

3.4 PROPOSED FUTURE CONSTRUCTION PROJECTS

The purpose of the Master Plan is to guide the physical development and identify major and minor capital improvements for the campus through the year 2015. The Grossmont College Facilities Master Plan (Spencer Hoskins 2002, 2000a) identifies 21 future construction projects proposed for development to accommodate the existing student population, as well as anticipated growth of Grossmont College to an enrollment of 20,000 students. Each future construction project is briefly described below, with its location illustrated on Figure 3-2, *Grossmont College Master Plan Map*. The numerical order of the projects (noted on the map and parenthetically in the ensuing sections) generally reflects the sequence in which they are anticipated to be constructed; however, timing of development could vary depending on specific space needs and/or procurement of funding. Each proposed future construction project (except for projects that have undergone separate environmental review) does not have a development allocation (assignable square feet, asf) to allow for flexibility of space needs over the planning horizon. The phased development of these projects, however, would total a maximum of 100,000 asf of new building space, as well as approximately 1,000 additional parking spaces. Asf is the total of all floor or surface areas in a building that are assigned to, or available for assignment to, an occupant or specific use. A tabular summary of the 21 projects (plus a campus identification sign) anticipated in the Master Plan is provided in Table 3-1, *Construction Project Summary - Grossmont College*.

As each project secures funding and moves forward in the approval process, the District will develop a design concept and size for the structure and confirm that it is consistent with the Master Plan, in terms of its cost, general program and location on campus. Both State-funded and locally-funded new buildings and major remodels must go through a three-step approval process prior to construction. Funding sources for projects would vary over the years; however, several of the projects listed herein would be funded by the District-sponsored Proposition R bond measure that was approved by the vote of people in the District in November 2002.

Table 3-1
CONSTRUCTION PROJECT SUMMARY - GROSSMONT COLLEGE

Map No.	Project Name	General Description of Project/Space	Approximate Construction Timing*
1	New Learning Resource Center and Tech Mall**	Construction of a two-story addition on the north side of the existing Learning Resource Center, and a smaller addition on the south side.	Completed
2	Secondary Effects of the Tech Mall**	Renovation of the old LRC into Phase II of the Tech Mall.	Completed
3	Student Services Complex	Renovation and expansion of the existing Student Center to provide a "one stop" service center.	2005/2006
4	New Science Building**	Construction of a two-story science building containing laboratories and faculty offices.	2005
5	New Digital Arts/Sculpture Building	Construction of building containing art, digital art, photography and media communications spaces.	2006-2008
6	Life Safety Rebuild of Main Entrances	Roadway and circulation improvements at the campus entrances.	2005
7	Renovate or Replace West 300 Building with Health Science Building	Renovation/expansion or replacement structure to provide classrooms and labs.	2007/2008
8	Renovate or Replace North and South 300 Science/Applied Science Building	Renovation or replacement structure to provide ancillary science facilities, such as classrooms, labs, etc.	2005
9	Traffic Safety, Circulation and Expanded Parking – Phase I	Construction of a surface parking lot in the southeastern portion of campus and realignment of Griffin Drive. May include excavation of the baseball field area in the northeastern portion of campus as a fill source.	ND***
10	Renovate or Replace 200 Communications/Fine Arts Complex	Renovation or replacement of three structures to provide space for existing uses.	ND
11	Acquire Land for Additional Instructional Growth	Potential acquisition of off-site property for college uses.	ND
12	Indoor/Outdoor Exercise Science/P.E. Facilities	Construction of two structures to accommodate an auxiliary gymnasium and/or a Fitness-Wellness Complex, as well as permanent bleacher seating and a practice athletic field.	ND
13	Renovation/Expansion/Replacement of 500 Humanities/Social and Behavioral Science Complex	Renovation of four structures and replacement of on structure to accommodate existing uses.	ND
14	Expand Parking – Phase II	Construction of a two- to three-level, 2,000 space parking structure in parking lot 5	2005/2006
15	Renovate and Expand Exercise Science/P.E. Facilities	Renovation of a P.E. building to include enhanced HVAC, locker/shower facilities and faculty offices, and construction of a competition swimming pool.	2005
16	New Child Development Center	Construction of a new Child Development Center.	ND

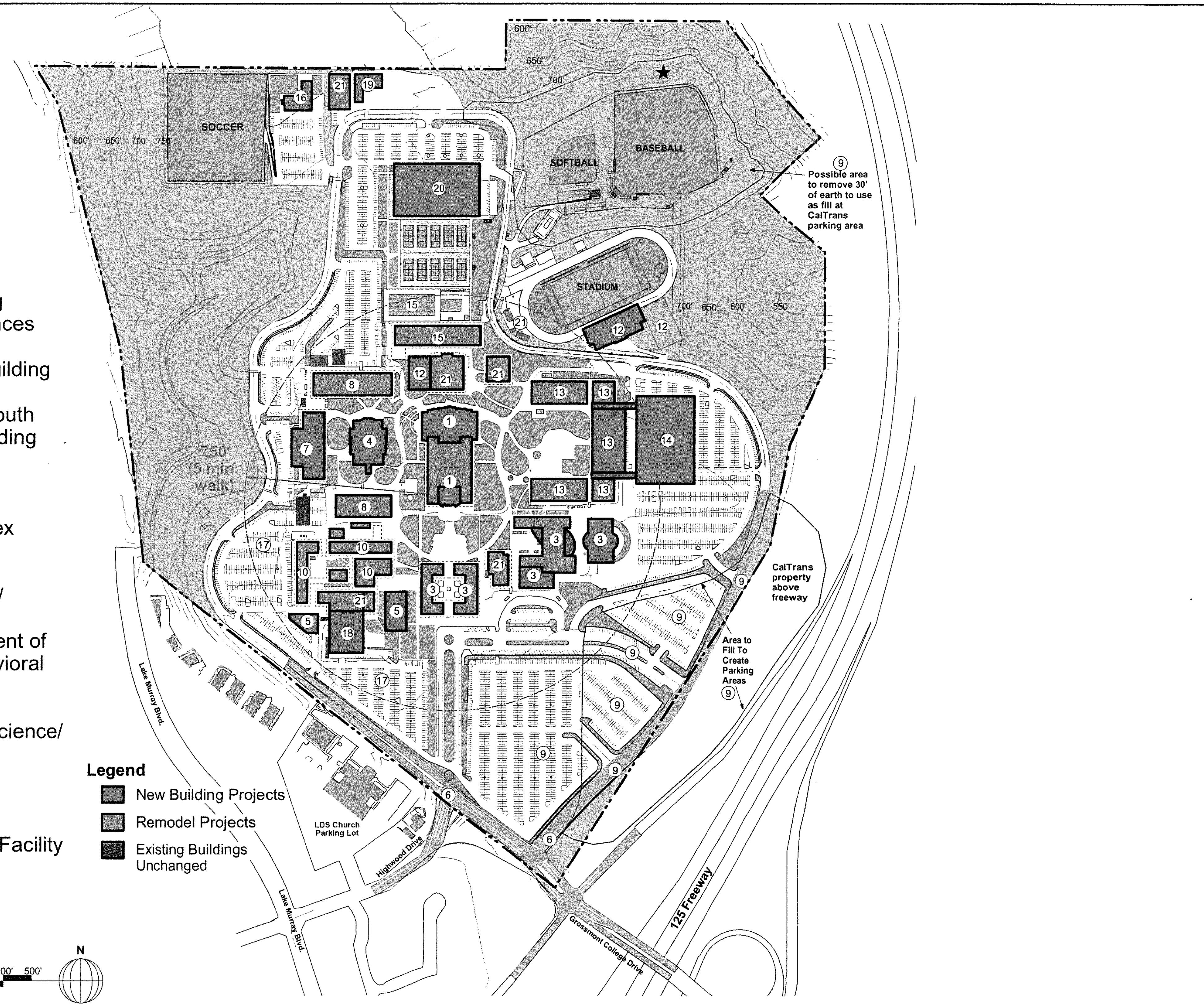
Grossmont College

Master Plan 20,000 Students

Future Projects

1. New LRC and Tech Mall
2. Secondary Effects of Tech Mall
3. Student Services Complex
4. New Science Building
5. New Digital Arts/Sculpture Building
6. Life Safety Rebuild Of Main Entrances and Traffic Control
7. Renovate or Replace West 300 Building with Health Science Building
8. Renovate or Replace North and South 300 Science/Applied Science Building
9. Traffic Safety, Circulation, and Expand Parking – Phase I
10. Renovate or Replace 200 Communication/Fine Arts Complex
11. Acquire Land for Additional Instructional Growth
12. Indoor/Outdoor Exercise Science / P.E. Facilities
13. Renovation/Expansion/Replacement of 500 Humanities/Social and Behavioral Science Complex
14. Expand Parking – Phase II
15. Renovate and Expand Exercise Science/ P.E. Facilities
16. New Child Development Center
17. Expand Parking - Phase III
18. New Performing Arts Center
19. New / Replacement Maintenance Facility
20. Expand Parking – Phase IV
21. Retrofit Remaining Buildings For Code Compliance and Technology

★ Campus Identification Sign



Associates

July 2, 2002

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HELIX

Grossmont College Master Plan Map

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 3-2

Table 3-1 (cont.)

Map No.	Project Name	General Description of Project/Space	Approximate Construction Timing*
17	Expand Parking – Phase III	Expansion and/or modification (restriping) of existing surface parking in Lot 1.	ND
18	New Performing Arts Center	Construction of a Performing Arts Theater.	2005
19	New/Replacement Maintenance Facility	Renovation or replacement of the maintenance facility.	ND
20	Expand Parking – Phase IV	Construction of a parking structure in parking lot 4	ND
21	Retrofit Remaining Buildings for Code Compliance and Technology	Modification of existing buildings for code compliance and technology upgrades.	ND
★	Campus Identification Sign	Construction of a campus identification sign on the north-facing hillside in the northeastern portion of campus.	ND

* Construction timing has been estimated based on availability of Proposition R funds.
** This project has already undergone separate environmental review under CEQA.
*** Implementation of this project would not likely occur within the planning horizon of the Master Plan.
ND= No funding source exists at this time for this project; therefore, no date of construction can be determined.
★ = Not formally identified in Master Plan, but project will be implemented during planning horizon of the Master Plan.

3.4.1 Learning Resources Center Addition and Tech Mall (1)

The recently constructed Learning Resources Center addition and Tech Mall consists of a two-story, 44,716-asf addition on the north side of the existing building, as well as a smaller addition on the south building façade to accommodate a computer technology mall. The environmental effects of this project were analyzed in a separate environmental document (Grossmont College Learning Resources Center Expansion and Remodel Final Mitigated Negative Declaration/Initial Study; SCH No. 1999121024). Thus, although it is a component of the Master Plan, it is not evaluated in this EIR.

3.4.2 Secondary Effects of Tech Mall (2)

Upon completion of the Learning Resources Center addition (described above), the library and learning resources functions have been relocated to the addition, and the old building has been extensively remodeled to supplement the Tech Mall. This project is the second phase of the above noted Learning Resources Center addition and Tech Mall project and was completed in June 2004. The environmental effects were analyzed in a separate environmental document (Grossmont College Learning Resources Center Expansion and Remodel Final Mitigated Negative Declaration/Initial Study; SCH No. 1999121024). Thus, although it is a component of the Master Plan, it is not evaluated in this EIR.

3.4.3 Student Services Complex (3)

The existing college services facilities at Grossmont College are generally located at the front of the campus, north of parking lot 7, and include the Student Center (Building 6-D), Bookstore (Building 6-E), Portable Buildings (Buildings 6-A through 6-C) and Administration Building (Buildings 1-A and 1-B). The Student Center is a one-story structure that was built in 1964 as part of the first phase of campus development. The Student Center serves as one of the primary student gathering places and consists of a main dining room/multipurpose room, faculty dining area, outdoor patio spaces, a full service cafeteria and snack bar, Career Center, student body offices, the Associate Dean of Student Activities and classroom space. The Bookstore is a one- to two-story building built in 1971 that also houses a cashier's window. The Portable Buildings, one-story portables added in 1974, are occupied by Public Safety and adult re-entry programs (Regional Occupational Program). The Administration

Building houses several college services departments such as Financial Aid, Job Placement, Admissions and Records, Counseling Services, administration offices and conference rooms. The Administration Building is severely crowded and is in need of renovation to more efficiently accommodate service departments.

The purpose of the Student Services Complex is to provide a comprehensive, integrated "one-stop" services complex that would service existing students and accommodate anticipated student enrollment growth at Grossmont College. The proposed Student Services Complex would consist of renovation and expansion of the Student Center, renovation of the Administration Building and construction of a new building. The existing Student Center would be renovated and expanded on the east and south sides of the building, as well as a portion of the interior courtyard. A separate, stand-alone building would be constructed east or south of the existing Student Center. An entry plaza would be provided adjacent to the eastern façade of the proposed structure that would establish a defined entry point from parking lot 5 to the east.

3.4.4 <u>Science Building</u> (4)

A new Science Building is proposed in the center of the quadrangle/courtyard within the Science and Technology complex. The proposed two-story science building would encompass approximately 28,000 asf and would contain laboratories and faculty offices. In addition to new construction, approximately 22,200 asf of existing laboratory space in the Science and Technology complex would be remodeled or replaced. The environmental effects of this project were evaluated in a separate environmental document (Grossmont College Science Building Final IS/MND; SCH No. 2003011116). Construction is scheduled to begin in February 2005. Therefore, although it is a component of the Master Plan, it is not included in the analysis within this EIR.

3.4.5 <u>Digital Arts/Sculpture Buildings</u> (5)

The proposed Digital Arts and Sculpture Buildings would entail the construction of two new structures located in the Fine Arts complex at the southwestern area of the campus. The two proposed buildings would be built as part of a single project and would flank the proposed Performing

Arts Center, as described below in Section 3.4.18. Construction of these two buildings along with the proposed Performing Arts Center would complete the Fine Arts complex.

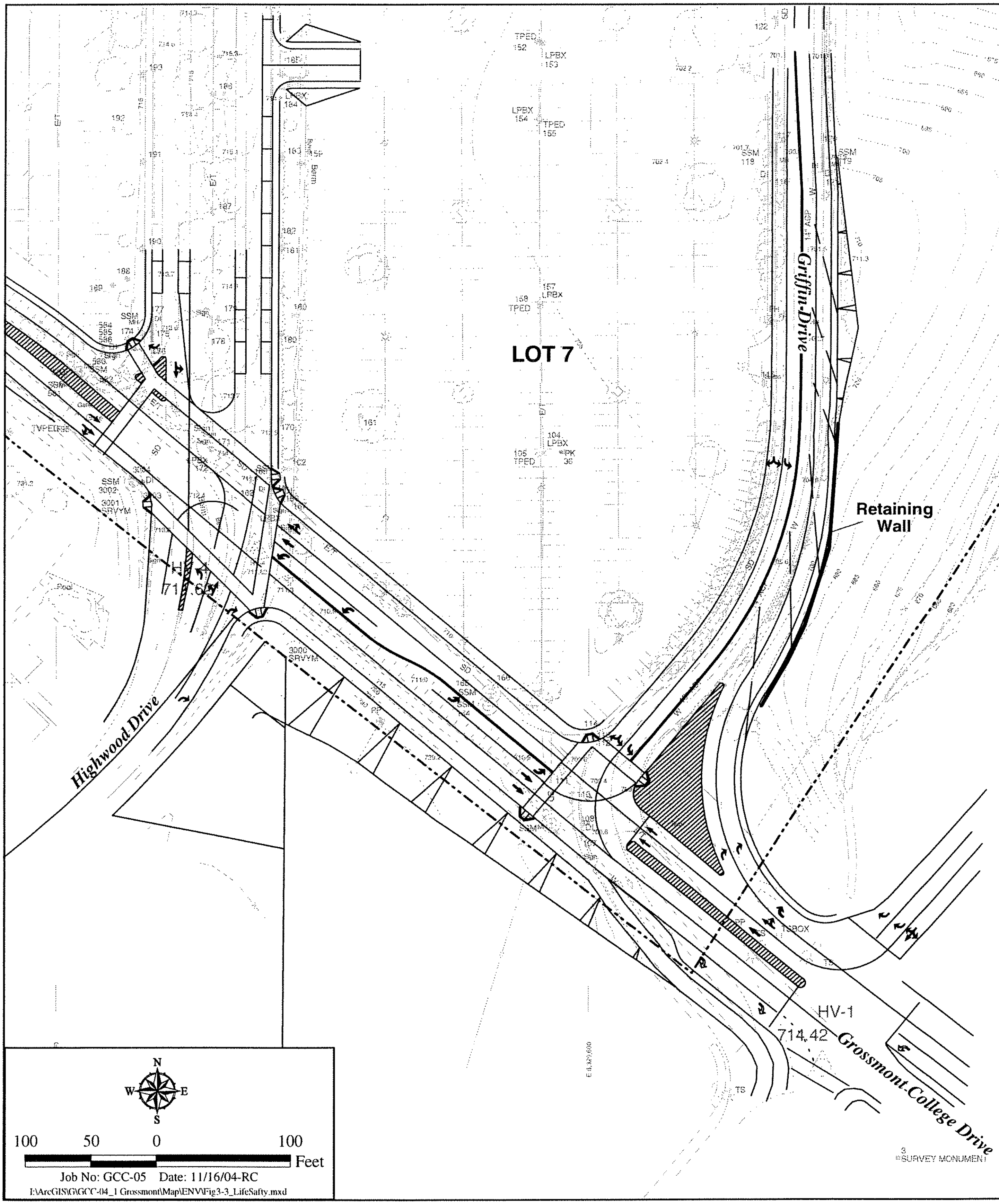
The Digital Arts Laboratories Building would be located east of existing Building 2-C and would provide needed art, digital art, photography and media communications space. New facilities would include a wet photography facility and its digital counterpart; a digital counterpart of traditional art laboratories; a digital multimedia lab designed to integrate the traditional fine arts, music, video and cinema; media labs including the campus radio station and a music studio; and associated faculty offices.

The proposed Sculpture Laboratory Building and Yard would be constructed south of existing Building 2-E and would provide a sculpture studio, a three dimensional design/jewelry studio and a large outdoor sculpture work yard.

3.4.6 Life Safety Rebuild of Main Entrances (6)

The Life Safety Rebuild project proposes roadway and circulation improvements at the campus entrances in an effort to solve existing traffic and safety problems for the campus. Existing campus vehicular circulation consists of a loop road around the perimeter of the developed portion of campus between the two campus entrances at Grossmont College and Highwood drives. These two campus ingress/egress points are located approximately 250 feet apart at the southwestern portion of the campus, with no direct link between them. Traffic congestion occurs at the two campus access points during peak hours. In addition, the existing configuration results in compromised emergency vehicle and transit access, as well as evacuation concerns caused by the under-designed campus roadways and resulting traffic flow problems.

The Life Safety Rebuild project would reconfigure the two campus access points to facilitate vehicular travel and improve emergency vehicle and transit access, and extend Grossmont College Drive to connect the two campus entrances. The main campus entrance at the intersection of Grossmont College Drive and Griffin Drive would be reconfigured as a three-way signalized intersection, and the intersection of Highwood Drive and Grossmont College Drive would be reconfigured as a four-way, signalized intersection. Designated pedestrian crosswalks, curb/gutter and sidewalk would also be



Life Safety Rebuild of Main Entrances Concept

GROSSMONT COLLEGE MASTER PLAN EIR

HELIX

Figure 3-3

provided, as negotiated with the respective jurisdictions, at these intersections to facilitate pedestrian circulation and reduce pedestrian/bicycle/ vehicular conflict. Grossmont College Drive would be extended approximately 300 feet northwesterly from Griffin Drive to connect with Highwood Drive and allow for two-way continuous vehicular travel around the campus. In addition, this project would construct a new access to Lot 7 along its western side. The proposed conceptual design for this project is illustrated in Figure 3-3, *Life Safety Rebuild of Main Entrances Concept.*

Construction of the improvements to Griffin Drive would require a minor cut slope (approximately 250 cubic yards of cut) along the east side of Griffin Drive. To minimize impacts to the adjacent slope and associated sensitive vegetation (refer to Section 4.3, *Biological Resources*, for a detailed discussion), the District would construct a retaining wall along a portion of the east side of Griffin Drive. The retaining wall would be approximately 240 linear feet in length and would reach a maximum height of approximately 15 feet above grade. The design of the proposed retaining wall would include reinforced geogrids with a wall face composed of interlocking, pre-fabricated blocks in grey or earthen tones. These blocks may also provide for landscaping.

The extension of Grossmont College Drive would require excavation (approximately 5,900 cubic yards) and construction of a 2:1 manufactured slope along the south side of the proposed roadway extension. The majority of this area is located within the City of El Cajon on District-owned property. Improvements proposed at the Highwood Drive/Grossmont College Drive intersection would match grade and alignment of right-of-way within the City of San Diego. In addition, proposed improvements would extend into the California Department of Transportation (Caltrans) right-of-way for State Route 125 (SR-125). Construction of this project would require applicable permits from Caltrans, City of El Cajon and City of San Diego due to proposed improvements and dedication of right-of-way within their jurisdictions (SR-125 right-of-way, Grossmont College Drive and Highwood Drive, respectively).

3.4.7 Renovation or Replacement of West 300 Building with Health Science Building (7)

The existing West 300 Building consists of a one-story, rectangular structure built in 1964 as part of the first phase of campus development. The West 300 Building would be vacated upon construction of the approved Science Building (analyzed in the Grossmont College Science Building Final IS/MND;

SCH No. 2003011116), which is expected to be occupied by Fall 2005. The 300 West Building would either be renovated and expanded or replaced with a new structure to provide a Health Science Building, which would contain classrooms and laboratories.

3.4.8 Renovation or Replacement of North and South 300 Science/Applied Science Building (8)

The 300 North and South Buildings consist of one-story linear structures generally defining the northern and southern boundaries of the Science and Technology discipline area of campus. The 300 North Building was constructed in 1964 as part of the first phase of campus development, while 300 South was built in 1967 during the second phase of campus development. As with the West 300 Building described above, many of the uses currently accommodated in the 300 North and South Buildings would be transferred to the approved Science Building to be built in the Science and Technology quadrangle area. As a result, the 300 North and South Buildings would be renovated or replaced with new structures to provide ancillary applied science facilities, such as classrooms, laboratories, etc.

3.4.9 Traffic Safety, Circulation and Expand Parking – Phase I (9)

This phase of circulation and parking improvements proposes to fill in the canyon in the southeast portion of campus adjacent to SR-125 to provide for additional surface parking and realignment of the campus loop road. Filling in the canyon would allow eastward expansion of parking lot 7, as well as a new surface parking lot to the northeast that would result in an additional 640 parking spaces. In addition, Griffin Drive would be realigned along the outer perimeter of the proposed parking areas. A portion of realigned Griffin Drive and the large manufactured slopes required to implement these improvements would extend into SR-125 right-of-way requiring permits from Caltrans. To accommodate the proposed surface parking, the top 30 feet of the baseball field area in the northeastern portion of campus may be excavated for use as fill for the canyon. Alternatively, fill material may be imported from an off-campus location. Although this project is included in the Master Plan, it is not likely to be constructed within the planning horizon of the Master Plan. Regardless, environmental impacts resulting from construction of this project are evaluated in this EIR on a program level. In the event that project 9 is implemented pursuant to the Master Plan, subsequent CEQA review (as discussed in Section 1.0, *Introduction*) would be required.

3.4.10 Renovation or Replacement of 200 Communication/Fine Arts Complex (10)

The existing Fine Arts Building Complex is comprised of several structures located in the southwestern portion of the campus. Upon construction of the New Digital Arts and Sculpture Buildings, as described above in Section 3.4.5, three existing structures would be renovated or replaced, including Buildings 2-A, 2-C and 2-E. Building 2-A is a one-story linear building along the northern portion of the Fine Arts Complex and houses ceramics and general purpose art labs, with an attached ceramics yard to the north. Building 2-C is an L-shaped, two-story building located along the eastern portion of the Fine Arts Complex. Building 2-C houses the Music Department and contains music labs, rehearsal rooms, a performance /assembly room (also known as Room 220) and offices. Room 220 would be remodeled/repaired or replaced to house a 400-seat performance space. As an alternative, this 400-seat performance space may be located south of Building 2-D at the site of the proposed Performing Arts Center (project 18). Building 2-E is a one-story, L-shaped building that forms the western boundary of the Fine Arts Complex. Building 2-E is utilized by several departments and contains a large, general purpose art lab, photography labs and speech labs. The proposed building improvements would provide space for all of these existing uses. The remainder of the complex would be repaired/replaced to upgrade the facility to meet code and instructional requirements.

3.4.11 Off-site Land Acquisition (11)

The District has identified a need to acquire off-site land contiguous to the campus for additional growth. Undeveloped land is located to the immediate west and north; however, land to the west is designated as open space and consists of Mission Trails Regional Park. Undeveloped land to the north consists of private property within the City of Santee. The District would consider this property for potential acquisition. Because no specific parcels or specific uses have been identified, acquisition of off-site land and development of future facilities on this land would be subject to separate environmental clearance pursuant to CEQA. Thus, although this project is a component of the Master Plan, it is not included in the scope of this EIR.

3.4.12 Indoor/Outdoor Exercise Science/Physical Education Facilities (12)

Two new physical education buildings are proposed adjacent to existing recreational facilities. One facility would be constructed immediately adjacent to and west of the existing gymnasium and would either be an Auxiliary Gymnasium or a Fitness-Wellness Complex. The Auxiliary Gymnasium would serve as a multi-sport facility with a basketball court, two volleyball courts or three badminton courts. The Fitness-Wellness Complex would consist of a two-story building with a workout area on the first floor and offices and classrooms on the second floor. The workout area would include exercise circuits, free weights, cardiovascular equipment, a testing and stretching area, and a video classroom. This facility would be the cornerstone of the Exercise Science and Wellness Department, accommodating regular fitness classes, a growing senior population, as well as specific lecture/lab courses for an expanding curriculum.

The other physical education building would be constructed south of the football field and north of Griffin Drive. This building would house athletic support space. Permanent bleacher seating also would be constructed immediately south of the football field.

In addition, an athletic practice field would be developed east of and immediately adjacent to the second proposed physical education building.

3.4.13 Renovation/Expansion/Replacement of 500 Humanities/Social and Behavioral Science Complex (13)

The 500 Complex, located at the eastern portion of campus, is a one-story U-shaped structure configured around an interior courtyard. The complex is divided into five buildings and was built in two phases, with 5-A, 5-B and 5-C built in 1964 as part of the first development phase and 5-D and 5-E built in 1967 during the second phase of campus development. Buildings 5-A and 5-D form the corner structures and contain faculty and divisional offices. Buildings 5-C and 5-E contain mostly classrooms with some tiered lecture halls, while Building 5-B consists of computer labs.

As part of this project, Buildings 5-A, 5-B, 5-D and 5-E would be renovated and Building 5-C would be replaced with a new structure. The proposed building would consist of two stories and would house the Liberal Arts department.

3.4.14 Expand Parking – Phase II (14)

This phase of parking expansion would consist of the construction of a parking structure in Lot 5. The proposed parking structure would be two or three levels and would provide a maximum of 2,000 spaces (1,000 spaces to replace those displaced by construction of the parking structure and 1,000 new spaces). It is anticipated that the first level would be partially subgrade so that the second level would be at grade with the campus connection at the Building 500 complex described above.

3.4.15 Renovation and Expansion of Exercise Science/Physical Education Facilities (15)

Existing Building 4-A, the Locker-Shower Building, is part of the Physical Education Facilities and contains several classrooms and offices in addition to large underutilized locker and shower facilities. This one-story structure was built in 1964 as part of the first phase of campus development and lacks air conditioning. Building 4-A would be renovated to include new mechanical systems for air conditioning and ventilation, a smaller shower and locker room area, required accessibility features and additional faculty offices.

In addition, a new competition swimming pool would be constructed adjacent to and west of the existing swimming pool. The proposed pool would be 50 meters in length, two meters deep and would also include spectator seating, lighting and an expanded filter system. The proposed pool would displace the three existing sand volleyball courts, which would be relocated elsewhere on campus. The location of the relocated volleyball courts has not yet been determined, but would likely remain in the area of the physical education facilities.

3.4.16 New Child Development Center (16)

The anticipated campus growth and corresponding enrollment increase would necessitate the construction of a new larger Child Development Center. While the existing Child Development

Center is only licensed for approximately 50 children, it is anticipated that a Center accommodating approximately 100 to 120 children would be required at campus buildout. Thus, a new Child Development Center would be constructed adjacent to the northern campus boundary in parking lot 4A. The new facility would be larger than the existing one and would include indoor and outdoor space for infants, toddlers and preschool age children, as well as observation and instructional space for development psychology.

3.4.17 Expand Parking – Phase III (17)

This phase of parking expansion would consist of expansion and modification of the existing surface parking in Lot 1. It is anticipated that this lot would be restriped to accommodate the proposed new Digital Arts/Sculpture Buildings (project 5) and the New Performing Arts Center (project 18).

3.4.18 New Performing Arts Center (18)

A new Performing Arts Center would be constructed in the Fine Arts Complex between the proposed Digital Arts and Sculpture buildings, as described above in Section 3.4.5. The proposed Performing Arts Center would include 600 seats with ancillary spaces, such as a fly loft, orchestra pit, trap under stage, dressing rooms, green room and rehearsal hall. The lobby would also serve as an art gallery to display student and faculty artwork. As discussed above in Section 3.4.10, the 400-seat performance space to be constructed as part of project 10 may be located at the site of the proposed Performing Arts Center. If this location is chosen for the 400-seat performance space, the Performing Arts Center would be located elsewhere on campus (location to be determined) and would require additional environmental review.

The scale of the proposed Performing Arts Center would be larger than existing and proposed surrounding structures, thus making it a dominant visual element at the southern campus edge. As a result, it is anticipated that the Performing Arts Center would be architecturally designed to serve as a campus landmark.

3.4.19 New/Replacement Maintenance Facility (19)

The existing maintenance facility on campus currently serves both Grossmont and Cuyamaca colleges. The District, however, plans to relocate its facilities off campus to a location between the two campuses. Upon relocation of District facilities, the existing maintenance facility would be renovated or replaced to provide a facility to service Grossmont College only. The renovated or new facility would be located at the northern portion of campus where the District Office Buildings are currently located.

3.4.20 Expand Parking – Phase IV (20)

Proposed parking expansion in this phase would include construction of a parking structure in Lot 4 in the northern portion of campus. The proposed parking structure would be located in the southern half of Lot 4 adjacent to the existing tennis courts. The size and capacity would depend on future parking demands.

3.4.21 Retrofit Remaining Buildings for Code Compliance and Technology (21)

All remaining existing buildings that would not be renovated or replaced are proposed to be retrofitted for current code compliance. Specifically, Buildings 4-B (Little Gymnasium), 2-D (Theatre Arts and Media Communications), 6-E (Bookstore), the Gymnasium, three physical education ancillary buildings and one District Office building would be retrofitted for enhanced disabled access, seismic safety and energy efficiency.

3.4.22 Campus Identification Sign

In addition to the 21 proposed future construction projects described above, the District proposes to construct a campus identification sign in the northeastern portion of campus on the north-facing hillside beyond the baseball field. The approximate location of this sign is indicated by a star on the *Grossmont College Master Plan Map* (Figure 3-2) and would be located within the area identified as a potential borrow site for the proposed parking lot in the southeast canyon (project 9). If this area is excavated for use as fill for project 9, then the sign would be located down slope of the potential borrow site. The proposed sign would spell "Grossmont College" with individual white letters on separately mounted steel poles. The letters would be a maximum 12 feet tall and when placed together would be 192 feet wide. Each letter would be mounted such that they would be approximately eight feet above grade. Support poles would be at an elevation of approximately 20 feet lower than the top of the hillside to provide a natural backdrop. The sign would face northerly and would be visible from surrounding areas, as well as from motorists on State Route 125. In addition, an approximately 100-foot-long, 10-foot-wide unpaved access road would be constructed to allow for maintenance of the proposed sign.

3.5 PARKING AND CIRCULATION

The campus circulation system is designed to facilitate on-campus travel, separating vehicles from pedestrians as much as possible. The vehicular circulation system generally limits automobiles to the peripheral loop road (Griffin Drive and Grossmont College Drive) and access to surface parking lots and the District facilities. Emergency vehicle access to buildings is somewhat restricted and service vehicles must traverse student parking areas to access the campus interior. Pedestrian circulation within the campus is generally directed to walkways along classrooms, administrative buildings and physical education facilities, as well as within the several courtyards, or quadrangles, in the interior portion of campus.

With the exception of the reconfiguration of the campus entrances (as described above in Section 3.4.6), circulation patterns would essentially remain the same upon implementation of the Master Plan. Vehicles generally would be directed around the campus loop road that circumnavigates the campus. The construction of proposed new buildings and renovation of existing buildings would provide opportunities to improve emergency vehicle access via construction of adequate fire lanes.

The existing campus parking supply includes 3,760 spaces distributed over seven surface parking lots that encircle the campus. This existing parking supply, however, can only accommodate approximately 17,000 students. With the construction of proposed parking facilities (as described above), a total of 1,000 new spaces would be provided to ensure adequate parking for 20,000 students.

3.6 OPEN SPACE

Grossmont College contains open space in the form of ornamental landscaping and native habitat. Several landscaped turf areas are located within the central campus interior between academic and administrative buildings. These landscaped open areas would largely be retained upon implementation of the Master Plan. The steep slopes that flank the developed portion of campus on the east, northeast and west contain native habitat and function as open space. These areas would be preserved in their native state as open space, with the exception of the following: (1) a small portion of canyon area in the southeast corner of campus, where the proposed Life Safety Rebuild of Main Entrances (project 6) would occur; (2) the southeast canyon, which is proposed to be filled and developed with a surface parking lot (project 9); (3) a portion of the northeast slopes where the campus identification sign would be located; and (4) the northeast area of campus which may be excavated for use as fill for the canyon.

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SECTION 4.0

ENVIRONMENTAL ANALYSIS

SECTION 4.1

AESTHETICS/VISUAL QUALITY

4.0 ENVIRONMENTAL ANALYSIS

4.1 AESTHETICS/VISUAL QUALITY

This section of the EIR evaluates the potential for changes in the visual character of Grossmont College due to implementation of the Master Plan. Pursuant to the Master Plan, a total of 100,000 assignable square feet (asf) of new building space and approximately 1,000 additional parking spaces would be developed on campus by the horizon year (2015). This section analyzes the potential environmental effects associated with these additional facilities, including effects on views; the potential loss of existing visual resources, such as landscaping and mature trees; compatibility with visual characteristics of the campus and its environs; and the effect of light and glare on adjacent sensitive land uses.

4.1.1 Existing Conditions

Visual Setting

Regional Context

Grossmont College is located atop a portion of a mesa that overlooks the San Diego River valley to the north. The mesa top is relatively level at an elevation of approximately 740 feet above mean sea level (AMSL) and is flanked by steep slopes that descend to a low of approximately 300 feet AMSL. Land to the west consists of open space within the 5,800-acre Mission Trails Regional Park, which is characterized by two prominent peaks transected by Mission Gorge and the San Diego River. The two peaks include Cowles Mountain and Fortuna Mountain, which reach elevations of approximately 1,600 and 1,300 feet AMSL, respectively, compared to the gorge floor elevation of 300 feet AMSL. Land to the north, east and south consists of urban development within the cities of Santee, El Cajon and San Diego.

Immediate surrounding land uses consist of single-family residential development to the east and south; single- and multi-family residential to the south; undeveloped land to the north; and designated open space to the west. Portions of the campus are visible from the adjacent neighborhoods to the south and east.

Campus Context

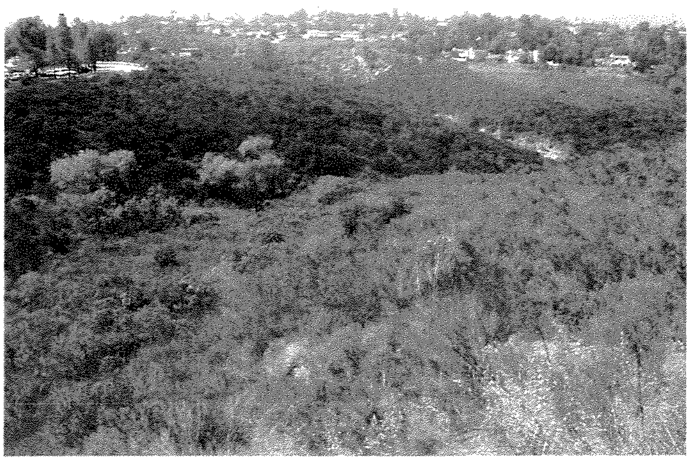
Grossmont College is located within the northwestern portion of the City of El Cajon and is characterized by relatively level topography. The developed portion of campus is located at an elevation of approximately 740 feet above mean sea level (AMSL). Approximately 45.5 acres of the 136-acre campus is undeveloped land and largely consists of steep hillsides that flank the developed portion of the campus on the east, northeast and west. The on-campus steep downslopes range in elevation from a low of approximately 540 feet AMSL at the western campus boundary to a high of approximately 610 feet AMSL at the northwestern campus boundary. Approximately 68 percent (91.9 acres) of the campus is comprised of slopes with less than a 25 percent gradient, while 32 percent (44.1 acres) of the campus consists of slopes of 25 percent or greater.

Existing campus development is located within the relatively level portion of campus and is centered around the Learning Resource Center, which serves as the central focal point of the campus. Academic and administrative buildings generally surround the Learning Resource Center in a rectangular configuration buffered by large grassy quadrangles and plazas. The physical education facilities are generally located in the northwestern portion of campus and surface parking areas are located around the periphery of the campus buildings.

Prominent visual features on campus include the steep slopes that flank the developed portion of campus and the large grassy quadrangles located within the campus interior. The steep slopes to the east, west and northeast reach heights up to 150, 75 and 100 feet, respectively. Although portions of these slopes were manufactured (contour graded) during campus construction in 1964, the height and vegetation cover constitute prominent visual features (Figure 4.1-1, *Campus Visual Features – Steep Slopes*). The large grassy quadrangles in the central portion of campus provide a verdant, park-like setting within the center of campus (Figure 4.1-2, *Campus Visual Features – Quadrangles*).


East


Northeast


West


Southeast

Campus Visual Features - Steep Slopes

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Figure 4.1-1

Campus Visual Features - Quadrangles

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Figure 4.1-2

HELIX

Views

Off-site views from the campus generally encompass the varied topographic features characteristic of the general area. Because the campus is situated atop a mesa, panoramic views are available to the east, northeast, northwest and west. The eastern viewshed encompasses the down slope State Route 125 (SR-125) corridor and residential development interspersed among the hillsides of Fletcher Hills. Distant views of San Miguel Mountain (approximately 15 miles to the southeast) and Mount Helix (approximately 3.5 miles to the south) are also evident (Figure 4.1-3, *Eastern Viewshed*) and ridgelines of the Jamul Mountains (approximately 20 miles to the southeast) can be seen on clear days. The northeastern viewshed provides extensive views into the low-lying San Diego River valley, which encompasses most of the City of Santee, as well as portions of El Cajon and the unincorporated community of Lakeside. Northeastern views also capture the ridgelines and valleys spanning across East Elliot, Sycamore Canyon and Eucalyptus Hills (Figure 4.1-4, *Northeastern Viewshed*). Westerly and northwesterly views encompass open space within Mission Trails Regional Park and Cowles Mountain (Figure 4.1-5, *Western and Northwestern Viewsheds*). Views to the south are somewhat obscured by mature trees, but offer intermittent glimpses of residential development (Figure 4.1-6, *Southern Viewshed*). Views to the north generally encompass a minor ridgeline to the immediate north that obstructs views to the San Diego River valley and Santee below (Figure 4.1-7, *Northern Viewshed*).

Although Grossmont College sits atop a mesa, intervening topography and mature trees largely obstruct public views into the campus from off-site locations. Motorists and pedestrians traveling on surrounding roadways and freeways generally are not provided with clear views of the interior of the campus. The off-campus segment of Grossmont College Drive provides limited views into the parking areas of lots 1, 7 and 5, as well as portions of the southern elevations of select buildings. These views, however, are limited to a relatively small segment of the roadway (approximately 1,000 feet). Views from SR-125 are most prevalent for northbound motorists as they approach the Grossmont College Drive interchange and southbound motorists are only provided passing views of the eastern edge of campus at this same interchange due to topographic separation between the freeway and campus. Lake Murray Boulevard, situated below the campus, provides partial views of the soccer field and the edges of parking lot 1. In addition, views are available along the northeastern extent of Highwood Drive, which is only an approximately 750-foot-long roadway. The residential neighborhood to the immediate south is at a slightly higher elevation than the campus, but only the closest residential lots are afforded views of the campus. Multi-family residences to the south along Lake Murray Boulevard are at a lower elevation and as previously mentioned, only views of the soccer field in the northwest corner of the campus and edges of parking lot 1 are available from these homes due to intervening topography. Views into the campus from the single-family residences across SR-125 to the east are limited to those along the hillside that are at or above the elevation of the campus. Views into the campus from park users within Mission Trails Regional Park to the west are largely obscured by intervening topography.

Applicable Plans and Policies

There are no District policies regarding aesthetics or visual quality. No scenic views, vistas or corridors are identified in land use plans of the cities of Santee, El Cajon or San Diego in the campus vicinity. Similarly, there are no state scenic highways adjacent to Grossmont College.

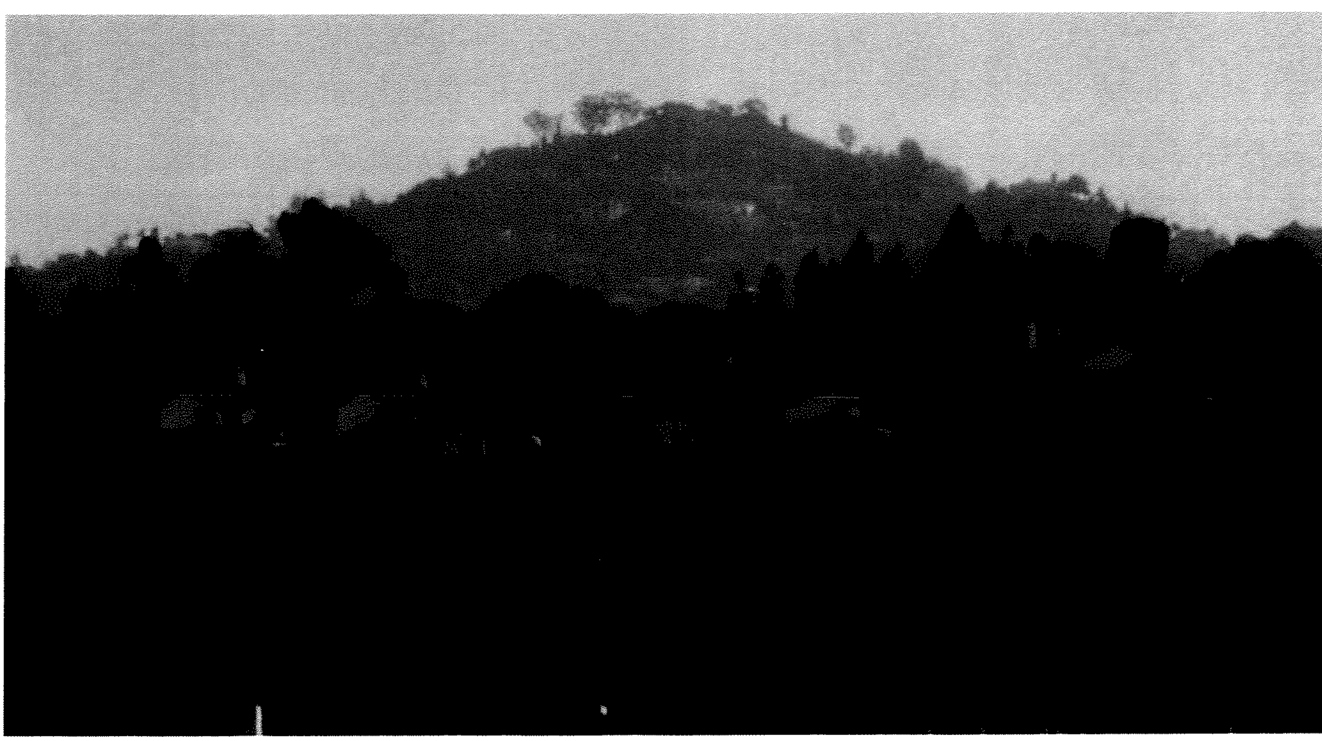
4.1.2 Impacts

Thresholds of Significance

Thresholds of significance for impacts to aesthetics are based on Appendix G of the State CEQA Guidelines, as amended. Project impacts to aesthetics/visual quality would be considered significant if one or more of the following were to result:

- Have a substantial adverse effect on a scenic vista.
- Substantially degrade the existing visual character or quality of the site and its surroundings.
- Create a new source of substantial light or glare on campus or in the immediate vicinity that would adversely affect day or nighttime views in the area.


San Miguel Mountain


Mount Helix

Eastern Viewshed

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Figure 4.1-3

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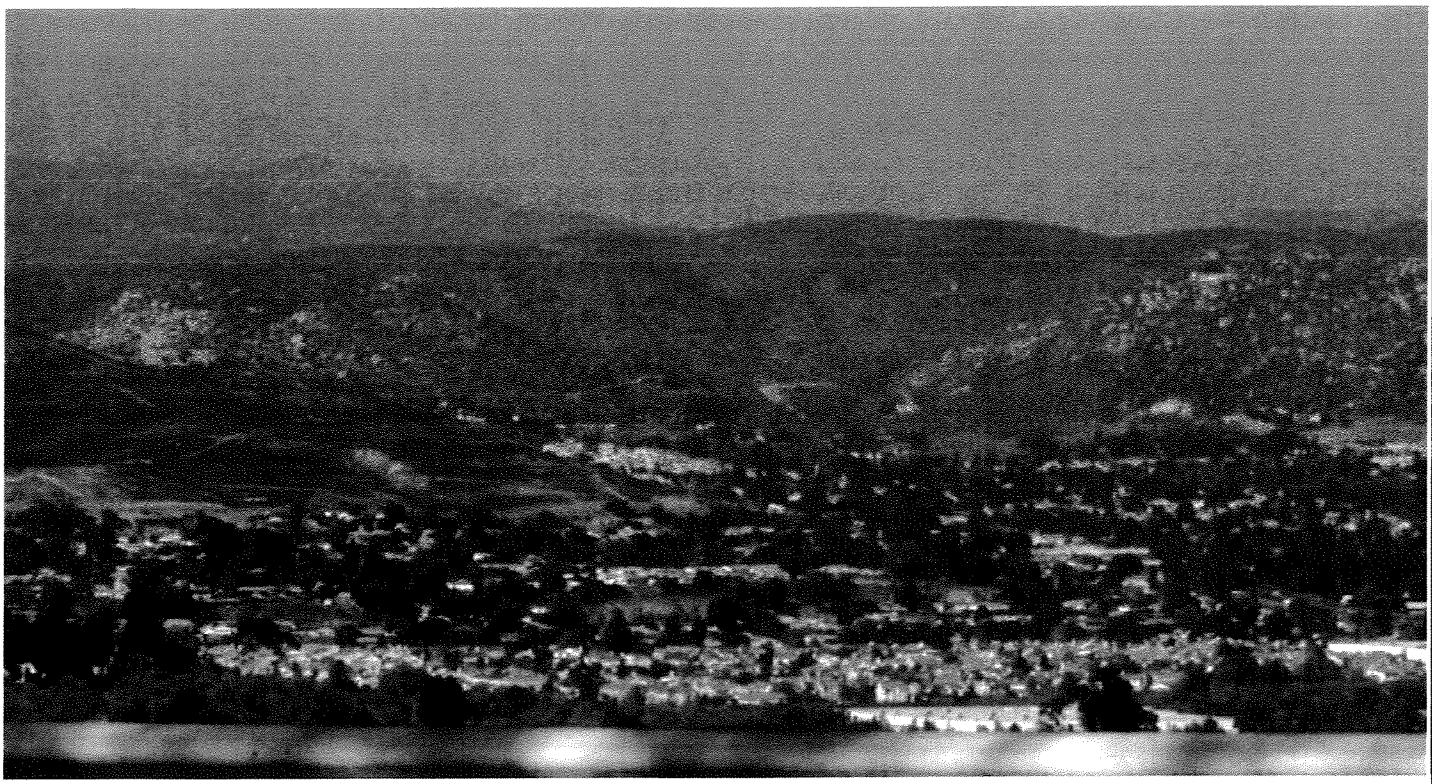

Northeastern Viewshed

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Figure 4.1-4

HELIX

Cowles Mountain

Mission Trails

Western and Northwestern Viewsheds

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Figure 4.1-5

HELIX

Southern Viewshed

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Figure 4.1-6

HELIX

Northern Viewshed

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 4.1-7

HELIX

Impact Analysis

The following discussion evaluates potential aesthetics and visual quality impacts related to scenic vistas, visual character and light and glare resulting from implementation of the Master Plan.

Scenic Vistas

Scenic vistas are generally comprised of either panoramic views, which encompass an extensive field of view over a wide area, or focal views, which encompass a fixed view on a particular object or feature.

Panoramic Views

Panoramic views are typically associated with vantage points that provide a broad visual orientation, such as mountain ranges, valleys, large bodies of water or urban skylines. Although no panoramic scenic vistas are located on campus, unobstructed panoramic views of major ridgelines and peaks, including Cowles Mountain, Fortuna Mountain, San Miguel Mountain, Mount Helix and the more distant Jamul Mountains are provided from various vantage points on campus. In addition, extensive panoramic views of the San Diego River valley can be seen from the eastern and northeastern areas on campus. These panoramic views from the campus represent scenic vistas.

Implementation of the Master Plan would not adversely affect these scenic vistas. Development of the future construction projects, as identified in Section 3.0, *Project Description*, of this EIR, would not substantially obstruct views of the ridgelines, mountains or valley due to the site topography of the campus and scale of the proposed buildings in relation to the breadth of these views. As discussed above in Section 4.1.1, Grossmont College is located atop a mesa, with steep hillsides flanking the developed portion of the campus on the east, northeast and west. Vantage points from these areas of campus provide panoramic views to prominent ridgelines, peaks and valley floors. Elevations on campus reach a maximum of approximately 740 feet AMSL, while the San Diego River valley to the northeast and east lies at approximately 350 feet AMSL and the visible prominent ridgelines and peaks extend to a maximum of 2,600 feet AMSL (San Miguel Mountain). The majority of the proposed structures are anticipated to be one-story buildings; however, some would consist of two or three stories (i.e., Student Services Complex, Performing Arts Center, Liberal Arts Building, parking garages, etc.). Construction of two- to three-story buildings would not introduce high profile visual elements into any viewshed that would obstruct the noted panoramic scenic vistas due to the substantial elevation differential between the campus and visible prominent ridgelines. Views of the San Diego River valley also would not be substantially affected, as proposed structures within the eastern and northeastern portions of campus (where views are most prevalent) would not substantially block these views. The proposed parking garage in parking lot 5 (project 14) would consist of a maximum of two or three levels, and it is anticipated that the first floor would be partially subgrade so that the second level would be at grade with the campus connection at the Building 500 Complex. In addition, the scale and mass of the proposed buildings (one- to three-stories) considered in context against the backdrop of the prominent ridgelines, peaks and valleys would not impinge on these panoramic scenic vistas. Therefore, implementation of the Master Plan would not result in a substantial adverse effect on a panoramic scenic vista.

Focal Views

Focal views are typically defined as views of a particularly unique object or feature, such as historic buildings, public art or a unique geologic or natural feature (i.e., large rock outcrop or stand of mature trees). Focal views on campus include the steep hillsides that flank the developed portion of campus to the northeast, east and west. The steep slopes reach heights up to 150 feet, and were manufactured during initial campus construction in 1964. Since that time, native vegetation cover has become fairly dense. Focal views of these slopes represent focal scenic vistas and are provided from various vantage points on and off campus.

Implementation of the Master Plan would not adversely affect these scenic vistas, with the exception of project 9. No development is proposed that would impact the steep slopes to the west; however, a surface parking lot is proposed in the southeastern portion of campus (project 9), which would require substantial placement of fill soils within the existing canyon to accommodate the parking lot. Construction of this parking lot would directly impact the steep slopes within this canyon area. In addition, the top 30 feet of a portion of the slopes adjacent to and east of the baseball field in the northeastern area of campus may be graded for use as fill for the noted parking lot in the southeastern canyon. Disturbance to these slopes represents a potentially significant aesthetics impact on focal views from SR-125 and the residential neighborhoods to the east.

Construction of the Life Safety Rebuild of Main Entrances (project 6) would require a minor cut slope (approximately 250 cubic yards of cut) along the east side of Griffin Drive that would slightly extend into the adjacent hillside. The maximum height of the cut slope would be less than 10 feet tall at a 2:1 gradient. Given the minimal disturbance to the hillside and the fact that the impact area would be immediately adjacent to the developed edge of campus, this cut slope would not substantially affect focal views of the hillside from SR-125 and residential neighborhoods to the southeast.

The Life Safety Rebuild of Main Entrances (project 6) would also include construction of a retaining wall along a portion of the eastern side of Griffin Drive to minimize impacts to the adjacent slope. The retaining wall would be approximately 240 linear feet long and would reach a maximum height of 15 feet above grade. A retaining wall in this portion of campus may be visible from SR-125 and neighboring residential development to the east. The design of the wall would include reinforced geogrids with a façade composed of interlocking, pre-fabricated blocks in grey or earthen tones that may also provide for landscaping. These treatments would obscure its appearance and minimize impacts to the focal views of the hillsides. Thus, aesthetic impacts on focal views resulting from implementation of project 6 would be less than significant.

A campus identification sign is proposed on the hillside in the northeastern portion of campus. This sign would consist of 12-foot-high letters spelling "Grossmont College" individually mounted on 8-foot-high steel poles. The impact footprint of the proposed sign (maximum of 20 feet tall and 192 feet wide) would be relatively small in proportion to the height of the northeastern slope, which would largely remain undeveloped in its current state. The sign would contrast with the undeveloped, natural character of the hillside. However, implementation of the proposed sign would not substantially affect focal views of this hillside from SR-125 and residential neighborhoods to the southeast because a substantial portion of the hillside (in excess of 100 feet) would not be impacted by the proposed sign.

<u>Visual Character</u>

Development under the Master Plan would provide an additional 100,000 asf of academic and administrative building space, as well as associated parking (up to an additional 1,000 spaces). Development of these additional facilities would alter the existing visual character of the campus.

Buildout of the campus, pursuant to the Master Plan, would intensify land use in some areas of the campus. The addition of 100,000 asf of building space to the existing 283,958 asf would result in a total of 383,958 asf of building space on campus. In addition, surface parking is proposed within the undeveloped southeastern portion of campus. The construction of these proposed facilities would result in a perceived change in the visual character of the campus, as the campus becomes increasingly more developed over the planning horizon. This change, however, would not be considered substantial because many of the proposed construction projects include renovation or replacement of existing buildings. Thus, proposed land uses at the site would be a continuation of the existing community college and structures would primarily be situated near the campus core.

Implementation of the Master Plan would entail development of facilities in previously undeveloped areas on campus. Specifically, surface parking is proposed in the southeastern portion of the campus, which consists of undeveloped steep slopes and canyon. Development of these facilities would result in a change in the visual character within this portion of campus from mostly undeveloped land to surface parking. As discussed above, this change would not be considered substantial since the construction of these facilities would be a continuation of existing community college uses. A campus identification sign is proposed on the hillside in the northeastern portion of campus. The sign would consist of 12-foot-high letters individually mounted on steel poles spelling "Grossmont College." The letters would be painted white to contrast with the natural vegetated backdrop of the hillside, and the poles would be painted brown to blend in with their environs and visually soften their appearance. Construction of this sign would not result in a substantial change in the visual character of the campus given the scale of the proposed sign in relation to the height of the northeastern slopes, the distance of the closest residences (approximately 0.25 mile across SR-125), and the generally developed nature of the campus on the mesa top when viewed from off site. Moreover, the proposed development within the previously undeveloped areas on campus would be contiguous with existing campus development and would be perceived as a logical expansion of existing facilities. Therefore, any change in the visual character due to development of previously undeveloped areas would be considered less than significant.

Implementation of the Master Plan could potentially result in visual quality impacts related to compatibility with existing campus development. Construction of new or expanded buildings would require incorporation of design elements to ensure they would complement the existing architectural character of the buildings. The height, bulk, architectural style, building materials and architectural treatments would be considered during the design of proposed structures to ensure that they would not result in stark architectural contrast with existing campus development. Proposed major construction projects (i.e., new buildings or major renovation/remodel of existing buildings) on District grounds must undergo a formal design approval process that consists of three steps. The Initial Project Proposal (IPP) develops the size, program and cost of the proposed facility and assures consistency with the Mater Plan. The Final Project Proposal (FPP) further refines the IPP program and cost and creates a design concept for the project. The FPP also confirms consistency with the Master Plan and approved IPP. The final step of design review consists of Preliminary Plan – 75 Percent Design Review. This process involves detailed design review of the building architecture to ensure that it is consistent with the Design Guidelines approved for Grossmont College. Approval from the District Governing Board is required at all three steps of the design review process for major construction projects. Repair and maintenance or improvements that do not involve changes to the building size, use or exterior, however, are not subject to individual Board approval. Given that all new, expanded or renovated buildings would be subject to District design approval, impacts related to compatibility with existing campus development would be less than significant.

Implementation of the Master Plan could remove or alter landscaping or open space areas on campus to accommodate new or expanded buildings, infrastructure (i.e., new access roads, utility trenches) or construction staging areas. Proposed campus development would encroach into the landscaped quadrangles, particularly adjacent to the Science and Technology (300), Fine Arts (200) and Physical Education (400) Buildings. Reduction of these landscaped open space areas would result in a change in the visual character of the campus. These areas, however, would continue to function as quadrangles characterized by ornamental landscaping and turf and would be enhanced with pedestrian walkways, additional landscaping and furnishings (i.e., benches, trash receptacles). Other isolated trees or ornamental landscaping may be displaced as a result of proposed campus development. Any loss of trees or landscaping from construction of the proposed future projects would be offset by the installation of new landscaping included as part of each individual future construction project. Therefore, visual quality impacts related to loss of landscaping or open space areas would be less than significant.

Implementation of the Master Plan would not substantially change the existing visual character of the campus vicinity. Grossmont College is located in an area adjacent to residential and commercial development. Intensification of the campus would not substantially alter the visual character of the general area because proposed development would be an extension of existing land uses. Therefore, visual quality impacts related to compatibility with surrounding land uses would be less than significant.

Light and Glare

Proposed development under the Master Plan would increase the occurrence of night lighting in the area. Grossmont College is located in a developed area which currently includes nighttime lighting on campus as well as in much of the surrounding area. The addition of new and expanded buildings, parking lots/structures and a lighted competition swimming pool would create new sources of light from exterior building illumination and lighted parking lots, as well as glare from reflective building surfaces or headlights of vehicular traffic entering and exiting the campus. These new sources of light or glare would incrementally increase the ambient lighting on campus and its immediate environs, which could potentially affect day or nighttime views in the area, particularly at adjacent residential and open space uses. This represents a potentially significant visual quality impact.

As previously described, a campus identification sign is proposed on the north-facing hillside in the northeastern portion of campus. This area is characterized by undeveloped sloping terrain covered with native vegetation and is not exposed to substantial night lighting. The proposed sign would not be lighted and thus, no significant lighting impacts would occur as a result of the proposed sign.

4.1.3 Mitigation Measures

Implementation of the following mitigation measures would reduce potentially significant visual quality impacts related to scenic vistas and light and glare to below a level of significance:

Mitigation Measure 4.1-1: Manufactured slopes required to construct the proposed parking lot in the southeastern portion of campus (project 9), as well as slopes created during cut of the slopes in the northeastern portion of campus, shall be contoured and undulating to conform with the existing topography and shall be landscaped with native species consistent with those on existing adjacent slopes.

Mitigation Measure 4.1-2: The design of future construction projects shall minimize the use of reflective exterior building materials.

Mitigation Measure 4.1-3: All proposed outdoor lighting shall be shielded and directed to minimize spillover onto adjacent residential and open space areas.

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SECTION 4.2

AIR QUALITY

4.2 AIR QUALITY

An Air Quality Technical Report was prepared for the proposed Master Plan by Scientific Resources Associated (SRA) in November 2003. The results of this investigation are summarized below, with the complete report included as Appendix B of this EIR.

4.2.1 Existing Conditions

Climate and Meteorology

Grossmont College is located within the San Diego Air Basin (SDAB), which includes all of western San Diego County. The climate of the SDAB is dominated by a semi-permanent high pressure cell located over the Pacific Ocean. This cell influences the direction of prevailing winds (westerly to northwesterly) and maintains clear skies for much of the year. A graphic representation of prevailing winds (or wind rose) at the Marine Corps Air Station (MCAS) Miramar is shown in Figure 4.2-1, *Wind Rose – MCAS Miramar Monitoring Station*. The meteorological monitoring station at MCAS Miramar (located approximately seven miles to the west of the campus) is the closest station from which processed meteorological data are available.

The described high pressure cell also creates two types of temperature inversions that may act to degrade local air quality: subsidence and radiation inversions. Subsidence inversions occur during the warmer months, as descending air associated with the Pacific high pressure cell comes into contact with cool marine air. The boundary between the two layers of air creates a temperature inversion that traps pollutants. Radiation inversions develop on winter nights when air near the ground cools by heat radiation and air aloft remains warm. The shallow inversion layer formed between these two air masses can also trap pollutants. As the pollutants become more concentrated in the atmosphere during the described inversion events, photochemical reactions (i.e., reactions with sunlight) occur that produce ozone, commonly known as smog.

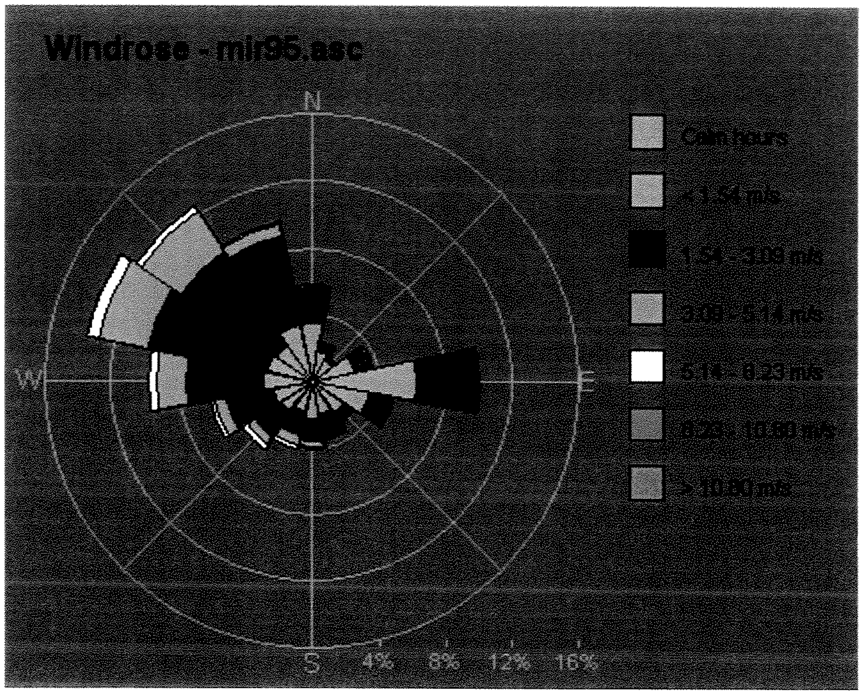


Figure 4.2-1 Wind Rose - MCAS Miramar Monitoring Station m/s = meters per second

Regulatory Framework

Air quality is defined by ambient air concentrations of specific pollutants determined by the U.S. Environmental Protection Agency (EPA) to be of concern with respect to the health and welfare of the general public. The EPA is responsible for enforcing the federal Clean Air Act (CAA) of 1970 and its 1977 and 1990 amendments. The CAA required the EPA to establish National Ambient Air Quality Standards (NAAQS), which are concentrations of pollutants in the ambient air below which no adverse effects on the public health and welfare are anticipated. In response, the EPA established both primary and secondary standards for several pollutants (called "criteria" pollutants). The primary standards are designed to protect human health with an adequate margin of safety, while secondary standards are designed to protect property and the public welfare from air pollutants in the atmosphere. The EPA established NAAQS for the protection of human health and the public welfare for six criteria pollutants: carbon monoxide (CO), sulfur dioxide (SO_2), nitrogen dioxide (NO_2), ozone (O_3), particulates with an aerodynamic diameter less than 10 microns (PM_{10}) and lead (Pb).

In September 1997, the EPA promulgated 8-hour O_3 and 24-hour and annual $PM_{2.5}$ (particulates with an aerodynamic diameter less than 2.5 microns) national standards. Based on a lawsuit filed in May 1999, however, the U.S. District Court rescinded both these standards and EPA authority to enforce them. Subsequent to an appeal of this decision by the EPA, the U.S. Supreme Court in February 2001 upheld the described new standards. As a result of this decision, a planning process to monitor and evaluate emission control measures for these pollutants has been initiated, and the EPA is moving forward to develop policies to implement these standards.

The CAA allows states to adopt ambient air quality standards and other regulations, provided they are at least as stringent as federal standards. The California Air Resources Board (ARB) has established the more stringent California Ambient Air Quality Standards (CAAQS) for the noted six criteria pollutants through the California Clean Air Act of 1988, and also has established CAAQS for additional pollutants, including sulfates, hydrogen sulfide, vinyl chloride and visibility-reducing particles. Areas that do not meet the NAAQS or CAAQS for a particular pollutant are considered to be "nonattainment areas" for that pollutant. In December 2002, the San Diego Air Pollution Control District (APCD) submitted a maintenance plan for the 1-hour O_3 standard under the NAAQS, and requested redesignation of the SDAB from a serious O_3 nonattainment area to an attainment area. As of July 28, 2003, the SDAB has been reclassified as an attainment area for the 1-hour O_3 standard under NAAQS, and is also an attainment area for all other criteria pollutants under the NAAQS. On April 15, 2004 the SDAB was designated a basic nonattainment area for the 8-hour NAAQS for O_3. The SDAB is an attainment area under the NAAQS for all other criteria pollutants. The SDAB is currently classified as a nonattainment area for O_3 and PM_{10} under the CAAQS, and is an attainment area for all other criteria pollutants under the CAAQS. A summary of the ambient air quality standards adopted under both the federal and California Clean Air Acts is provided in Table 4.2-1, *Ambient Air Quality Standards*.

The ARB is the state regulatory agency with enforcement authority to achieve and maintain both the NAAQS and CAAQS. The ARB is responsible for developing, adopting and enforcing the state motor vehicle emissions program, as well as adopting the CAAQS. The ARB also reviews operations and programs of the local air districts, and requires each air district with jurisdiction over a nonattainment area to develop a strategy for achieving the NAAQS and CAAQS. The APCD is the local agency responsible for administering and enforcing air quality regulations in San Diego County.

Table 4.2-1
AMBIENT AIR QUALITY STANDARDS

POLLUTANT	AVERAGE TIME	CALIFORNIA STANDARDS		NATIONAL STANDARDS		
		Concentration	Method	Primary	Secondary	Method
Ozone	1 hour	0.09 ppm (180 μg/m³)	Ultraviolet photometry	0.12 ppm (235 μg/m³)	0.12 ppm (235 μg/m³)	Ethylene chemiluminescence
	8 hour	--		0.08 ppm (157 μg/m³)	0.08 ppm (157 μg/m³)	
Carbon Monoxide	8 hours	9.0 ppm (10 mg/m³)	Non-Dispersive Infrared Spectroscopy (NDIR)	9 ppm (10 mg/m³)	None	NDIR
	1 hour	20 ppm (23 mg/m³)		35 ppm (40 mg/m³)		
Nitrogen Dioxide (NO_2)	Annual average	--	Gas phase chemiluminescence	0.053 ppm (100 μg/m³)	0.053 ppm (100 μg/m³)	Gas phase chemiluminescence
	1 hour	0.25 ppm (470 μg/m³)		--	--	
Sulfur Dioxide (SO_2)	Annual average	--	Ultraviolet fluorescence	0.03 ppm (80 μg/m³)	--	Pararosaniline
	24 hours	0.04 ppm (105 μg/m³)		0.14 ppm (365 μg/m³)	--	
	3 hours	--		--	0.5 ppm (1300 μg/m³)	
	1 hour	0.25 ppm (655 μg/m³)		--	--	
Respirable Particulate Matter (PM_{10})	Annual geometric mean	50 μg/m³	Size selective inlet sampler	--	--	Inertial separation and gravimetric analysis
	24 hours	20 μg/m³		150 μg/m³	150 μg/m³	
	Annual arithmetic mean	--		50 μg/m³	50 μg/m³	
Fine Particulate Matter ($PM_{2.5}$)	Annual arithmetic mean	12 μg/m³	Gravimetric or beta attenuation	15 μg/m³	--	Inertial separation and gravimetric analysis
	24 hours	--		65 μg/m³	--	
Sulfates	24 hours	25 μg/m³	Ion chromatography	--	--	--
Lead	30-day average	1.5 μg/m³	Atomic absorption	--	--	Atomic absorption
	Calendar quarter	--		1.5 μg/m³	1.5 μg/m³	
Hydrogen Sulfide Vinyl Chloride	24 hours	0.010 ppm (26 μg/m³)	Gas chromatography	--	--	--

ppm= parts per million
μg/m³ = micrograms per cubic meter
mg/m³= milligrams per cubic meter
Source: ARB 2003a.

The APCD has the primary responsibility for developing and implementing rules and regulations designed to attain the NAAQS and CAAQS, as well as permitting new or modified sources, developing air quality management plans (as described below), and adopting and enforcing air pollution regulations.

The *San Diego Regional Air Quality Strategy* (RAQS) was initially adopted in 1991, and is updated on a triennial basis. The RAQS was updated in 1995, 1998 and most recently in 2001. The RAQS outlines APCD plans and control measures designed to attain the state air quality standards for O_3. The APCD has also developed the SDAB input to the State Implementation Plan (SIP), which is required under the CAA for areas that are out of attainment of air quality standards. The SIP includes the APCD plans and control measures for attaining the O_3 NAAQS, and is also updated on a triennial basis, most recently in 1998. The attainment schedule in the SIP called for the SDAB to attain the NAAQS for O_3 by 1999.

In December 2002, the APCD submitted its *Ozone Redesignation Request and Maintenance Plan for San Diego County*. As previously noted, the SDAB was redesignated as an attainment area for the 1-hour O_3 standard on July 28, 2003, and is now considered an O_3 maintenance area. The *Ozone Redesignation Request and Maintenance Plan for San Diego County* includes on- and off-road motor vehicle emission controls proposed by the ARB and stationary source emission controls adopted by the APCD to demonstrate that the O_3 standard will be maintained. The maintenance plan also contains contingency measures that the APCD will implement if the region falls out of attainment for the national O_3 standard.

Plans and programs developed for O_3 attainment are based on an intensive air quality modeling exercise involving traffic and development projections provided by the San Diego Association of Governments (SANDAG). These projections are modeled along with stationary source emissions in an iterative fashion, applying control measures that are proposed or under development for the RAQS and SIP. Projects that are consistent with applicable General Plan and Community Plan information (as well as any specific RAQS and SIP requirements that apply to projects of that nature), are considered consistent with the RAQS and SIP by virtue of their inclusion in the modeling program used to demonstrate attainment with air quality standards. With regard to construction emissions, there are no specific strategies within the RAQS or SIP that regulate emissions of ozone precursors.

The APCD rules and regulations contain emission thresholds by which construction emissions are evaluated. Project construction emissions that are below these thresholds would not adversely affectthe region's ability to attain and maintain ambient air quality standards within the SDAB, and would be consistent with both the RAQS and SIP.

Background Air Quality

The APCD operates a network of ambient air monitoring stations throughout San Diego County. The purpose of these monitoring stations is to measure ambient pollutant concentrations and determine whether ambient air quality meets the CAAQS and the NAAQS. The ambient monitoring stations nearest to Grossmont College are the El Cajon station (which measures O_3, NO_2, PM_{10} and $PM_{2.5}$) and the San Diego 12th Avenue station (which measures all criteria pollutants). The El Cajon station is located approximately four miles to the southeast of the campus, while the San Diego 12th Avenue station is approximately 12 miles to the southwest. Because both of these monitoring stations are located in areas with substantial traffic congestion, it is likely that associated pollutant concentrations are higher than what would be observed or measured in the campus area. Accordingly, data from the two noted stations provide a conservative estimate of background ambient air quality, with a summary of measured pollutant concentrations over the past three years provided in Table 4.2-2, *Maximum Ambient Background Air Quality Concentrations*.

As documented in the monitoring data provided in Table 4.2-2, air quality has shown recent improvement in the SDAB, such that the 1-hour federal O_3 standard has not been exceeded at the El Cajon monitoring station from 2001 to 2003. The one-hour CAAQS for O_3 was exceeded three times in 2001, twice in 2002 and once in 2003. The federal eight-hour O_3 standard was exceeded at the El Cajon monitoring station once in 2001, and was not exceeded in 2002 or 2003. The federal 24-hour PM_{10} standard was exceeded once at the El Cajon monitoring station in 2003; however, the exceedance occurred during the Cedar Fire event in San Diego County. The annual $PM_{2.5}$ standard was exceeded in 2001, 2002 and 2003. Exceedances of the state PM_{10} and $PM_{2.5}$ standards also occurred during the period from 2001 to 2003. All other federal standards were in attainment at the noted station. Because both the El Cajon and 12th Avenue monitoring stations are located in areas where there is substantial traffic congestion, it is likely that pollutant concentrations measured at those monitoring stations are higher than concentrations that would be observed or measured in the campus area and thus, would provide a conservative estimate of background ambient air quality.

Table 4.2-2
MAXIMUM AMBIENT BACKGROUND AIR QUALITY CONCENTRATIONS
ppm (unless otherwise noted)

Pollutant	Averaging Time	2001	2002	2003	Most Stringent Ambient Air Quality Standard	Monitoring Station
Ozone	8 hour	0.085	0.083	0.073	0.08	El Cajon
	1 hour	0.122	0.099	0.102	0.09	El Cajon
PM_{10}[2]	Annual Arithmetic Mean	37.8 $\mu g/m^3$	35.2 $\mu g/m^3$	34.9 $\mu g/m^3$	20 $\mu g/m^3$	El Cajon
	24 hour	87 $\mu g/m^3$	60 $\mu g/m^3$	240 $\mu g/m^3$	50 $\mu g/m^3$	El Cajon
$PM_{2.5}$	Annual Arithmetic Mean	17.7 $\mu g/m^3$	15.4 $\mu g/m^3$	N/A	12 $\mu g/m^3$	El Cajon
	24 hour	46.7 $\mu g/m^3$	39.3 $\mu g/m^3$	32.7 $\mu g/m^3$	65 $\mu g/m^3$	El Cajon
NO_2	Annual	0.022	0.020	0.020	0.053	El Cajon
	1 hour	0.078	0.085	0.130	0.25	El Cajon
CO	8 hour	4.85	3.54	4.88	9.0	San Diego
	1 hour	7.0	5.0	5.0	20	San Diego
SO_2	Annual	0.003	0.003	0.004	0.030	San Diego
	24 hour	0.012	0.007	0.008	0.04	San Diego
	3 hour	0.036	0.015	0.019	0.05[1]	San Diego
	1 hour	0.052	0.028	0.040	0.25	San Diego

[1]Secondary NAAQS

[2]California averages reported for PM_{10}

N/A = not available from current website data
Source: www.arb.ca.gov (all pollutants except 1-hour CO and 1-hour and 3-hour SO_2)
www.epa.gov/air/data/monvals.html (1-hour CO and 1-hour and 3-hour SO_2)

4.2.2 Impacts

Implementation of the proposed Master Plan would result in potential air quality impacts from both construction and operational activities. Construction-related impacts include emissions associated with the construction, demolition and renovation of buildings (and related facilities) on campus, as well as the construction of new paved parking lots. Operational impacts include emissions associated with the long-term use of campus facilities at full buildout, including traffic-related emissions.

Thresholds of Significance

Pursuant to significance threshold discussions provided in the State CEQA Guidelines, project-related impacts associated with air quality would be considered potentially significant if they would:

- Conflict or obstruct the implementation of the San Diego RAQS or applicable portions of the SIP.
- Result in emissions that would violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- Exceed quantitative thresholds for O_3 precursors, oxides of nitrogen (NO_X) and Volatile Organic Compounds (VOCs).
- Expose sensitive receptors (including, but not limited to, schools, hospitals, resident care facilities, or day-care centers) to substantial pollutant concentrations.

The District has not adopted its own significance criteria; therefore, in order to determine whether a project would result in a violation of an air quality standard or contribute substantially to an existing or projected violation, it is necessary to look at the quantitative emission thresholds established by the San Diego APCD. As part of its air quality permitting process, the APCD has established thresholds in Rule 20.2 for the preparation of Air Quality Impact Assessments (AQIAs).

For CEQA purposes, these screening criteria can be used as numeric standards to determine if project related emissions would result in a significant impact to air quality. Because the APCD does not have AQIA thresholds for emissions of VOCs, the use of the threshold for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook (SCAQMD 1993) is appropriate. The screening thresholds used for both construction and operational emissions are provided in Table 4.2-3, *Screening-level Criteria For Air Quality Impacts*.

In the event that emissions exceed these thresholds, modeling would be required to demonstrate that the project's total air quality impacts result in ground-level concentrations that are below the CAAQS and NAAQS, including appropriate background levels.

In addition to impacts from criteria pollutants, project impacts may include emissions of pollutants identified by the state and federal government as toxic air contaminants (TACs) or hazardous air pollutants (HAPs). In San Diego County, APCD Regulation XII establishes acceptable risk levels and emission control requirements for new and modified facilities that may emit additional TACs. Under Rule 1210, emissions of TACs that result in a cancer risk of one in one million or less and a health hazard index of one or less are considered a less than significant impact. If a project has the potential to result in emissions of any TAC or HAP that result in a cancer risk of greater than one in one million, the project would be deemed to have a potentially significant impact.

With regard to evaluating whether a project would have a significant impact on sensitive receptors, air quality regulators typically define sensitive receptors as schools (K through 12), hospitals, resident care facilities and day-care centers, as well as other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. Any project that has the potential to directly impact a sensitive receptor located within one mile and that results in a health risk greater than one in one million would be deemed to have a potentially significant impact.

Table 4.2-3
SCREENING-LEVEL CRITERIA FOR AIR QUALITY IMPACTS

Pollutant	Total Emissions		
Construction Emissions			
	Lbs/Day		Tons/Year
Respirable Particulate Matter (PM_{10})	100		15
Oxides of Nitrogen (NO_x)	250		40
Oxides of Sulfur (SO_x)	250		40
Carbon Monoxide (CO)	550		100
Volatile Organic Compounds (VOCs)[1]	75		50
Operational Emissions			
	Lbs/Hour	Lbs/Day	Tons/Year
Respirable Particulate Matter (PM_{10})	---	100	15
Oxides of Nitrogen (NO_x)	25	250	40
Oxides of Sulfur (SO_x)	25	250	40
Carbon Monoxide (CO)	100	550	100
Lead and Lead Compounds	---	3.2	0.6
Volatile Organic Compounds (VOCs)[1]	---	75	13.7[2]

[1] Threshold for VOCs based on the threshold of significance for reactive organic gases for the Southeast Desert Air Basin (SEDAB) from Chapter 6 of the CEQA Air Quality Handbook (SCAQMD 1993).
[2] 13.7 tons/year threshold based on 75 lbs/day multiplied by 365 days/year and divided by 2000 lbs.
lbs = pounds.
Source: SRA 2003.

Impact Analysis

Construction Impacts

Emissions of pollutants such as fugitive dust generated during construction are generally highest near the construction site. Emissions from the construction phase of Master Plan implementation were estimated through the use of emission factors from the SCAQMD CEQA Air Quality Handbook (1993) and the EPA emission factors for construction equipment. It was assumed that heavy construction equipment would be operating on the campus for eight hours per day and six days per week during Master Plan construction.

The greatest level of proposed Master Plan building activity would involve the simultaneous construction of the Expanded Parking – Phase II (a two- to three-level parking structure), Science Building, Student Services Complex, New Performing Arts Center, and Renovation and Expansion of Exercise Science/Physical Education Facilities (refer to Figure 3-2). To estimate construction emissions associated with these activities, it was assumed that both building construction and grading/parking lot surfacing would occur at the same time.

Fugitive dust emissions were estimated using the PM_{10} construction emissions factor of 26.4 pounds per acre per day (lbs/acre/day) recommended in the SCAQMD CEQA Handbook (SCAQMD 1993, Table A9-9). Assuming that a maximum of five acres would be graded in any single day, the daily PM_{10} emissions would be as much as 132 lbs/day. To estimate fugitive dust emissions over one year, it was assumed that major grading and site disturbance within the five-acre area would require one month, and that other simultaneous construction of buildings within the campus (if occurring) would not require site disturbance generating substantial fugitive dust emissions.

Construction heavy equipment requirements were estimated based on similar projects, with the assumed maximum heavy construction equipment requirements for the Master Plan provided in Table 4.2-4, *Construction Equipment Requirements*. The numbers of equipment presented in this table represent a worst-case estimate of equipment needs at any one time. For conservative purposes in calculating the maximum tons of emissions per quarter, it was assumed that the maximum daily emissions could occur for 62 days per quarter during the construction period.

Table 4.2-4 CONSTRUCTION EQUIPMENT REQUIREMENTS		
Construction Phase	**Equipment**	**Number**
Construction of Expanded Parking – Phase II, Science Building, Student Services Complex, New Performing Arts Center, and Renovation and Expansion of Exercise Science/Physical Education Facilities	Generator sets	8
	Forklifts – 50 hp	8
	Forklifts – 175 hp	8
	Cranes	3
	Dozer	1
	Grader	1
	Asphalt paver	1
	Material delivery trucks/asphalt trucks	8

hp = horsepower
Source: SRA 2003.

It was also assumed that 70 construction workers would be required for the construction of the Expanded Parking – Phase II, Science Building, Student Services Complex, New Performing Arts Center, and Renovation and Expansion of Exercise Science/Physical Education Facilities, and that average commute distances for construction personnel would be approximately 20 miles each way. Table 4.2-5, *Estimated Construction Emissions – Unmitigated*, provides a summary of the emission estimates for Master Plan construction, assuming no measures are implemented to reduce emissions. Because (as noted above) these five projects represent a worst-case situation for building construction, other buildings proposed to be constructed under the proposed Master Plan would result in lower emissions. Detailed emission calculations for this scenario are provided in Attachment A of EIR Appendix B.

Table 4.2-5 ESTIMATED CONSTRUCTION EMISSIONS – UNMITIGATED					
Emission Source	**ROC**	**NO_x**	**CO**	**SO_x**	**PM_{10}**
lbs/day					
Fugitive Dust	-	-	-	-	132
Heavy Equipment Exhaust	25.12	198.62	163.61	8.47	13.19
Construction Truck Trips	0.08	1.75	0.22	0.02	0.03
Worker Travel – Vehicle Emissions	1.99	3.95	40.02	0.03	0.20
TOTAL	**27.19**	**204.32**	**203.85**	**8.52**	**145.42**
Significance Criteria	75	250	550	250	100
Significant?	*No*	*No*	*No*	*No*	*Yes*

Table 4.2-5 (cont.)
ESTIMATED CONSTRUCTION EMISSIONS – UNMITIGATED

Emission Source	ROC	NO_x	CO	SO_x	PM_{10}
tons/year					
Fugitive Dust	-	-	-	-	1.7
Heavy Equipment Exhaust	3.14	24.83	20.45	1.06	1.65
Construction Truck Trips	0.01	0.22	0.03	0.00	0.00
Worker Travel – Vehicle Emissions	0.25	0.49	5.00	0.00	0.02
TOTAL	**3.40**	**25.54**	**25.48**	**1.06**	**3.37**
Significance Criteria	50	40	100	40	15
Significant?	*No*	*No*	*No*	*No*	*No*

Source: SRA 2003.

As shown in Table 4.2-5, construction would result in fugitive dust emissions that exceed the San Diego APCD's significance criterion of 100 lbs/day, with all other emissions within the identified significance criteria. Because fugitive dust emissions would exceed the associated significance criterion, dust control measures would be required to reduce emissions and associated potential impacts. Standard measures to reduce the amount of fugitive dust generated from construction projects under the Master Plan and their respective control efficiencies include the following:

- Multiple applications of water during grading between dozer/scraper passes - 34 to 68%
- Paving, chip sealing or chemical stabilization of internal roadways after grading - 92.5%
- Use of sweepers or water trucks to remove "track-out" at points of public street access - 25 to 60%
- Termination of grading if winds exceed 25 mph - not quantified
- Stabilizing dirt storage piles by chemical binders, tarps, fencing or other erosion control - 30 to 65%

While all of the above measures are identified as mitigation in Section 4.2.3, only the application of water during grading was used to model the control efficiency for particulate emissions, with an efficiency level (or reduction rate) of 51 percent assumed. This approach was used to provide the most conservative estimate of potential emission reduction and associated impact levels. The resulting emission estimates for construction with dust control measures incorporated are shown in Table 4.2-6, *Estimated Construction Emissions - Mitigated.* As seen from these data, the estimated PM_{10} emissions during project construction under the Master Plan would be below the San Diego APCD's significance criterion with mitigation incorporated.

Table 4.2-6
ESTIMATED CONSTRUCTION EMISSIONS – MITIGATED

Emission Source	ROC	NO_x	CO	SO_x	PM_{10}
lbs/day					
Fugitive Dust	-	-	-	-	67.32
Heavy Equipment Exhaust	25.12	198.62	163.61	8.47	13.19
Construction Truck Trips	0.08	1.75	0.22	0.02	0.03
Worker Travel – Vehicle Emissions	1.99	3.95	40.02	0.03	0.20
TOTAL	**27.19**	**204.32**	**203.85**	**8.52**	**80.74**
Significance Criteria	75	250	550	250	100
Significant?	*No*	*No*	*No*	*No*	*No*
tons/year					
Fugitive Dust					0.87
Heavy Equipment Exhaust	3.14	24.83	20.45	1.06	1.65
Construction Truck Trips	0.01	0.22	0.03	0.00	0.00
Worker Travel – Vehicle Emissions	0.25	0.49	5.00	0.00	0.02
TOTAL	**3.40**	**25.54**	**25.48**	**1.06**	**2.54**
Significance Criteria	50	40	100	40	15
Significant?	*No*	*No*	*No*	*No*	*No*

Source: SRA 2003.

Project construction would be required to employ the dust control measures assumed above (as well as the additional measures identified in Section 4.2.3) and would, therefore, be in compliance with strategies in the RAQS and SIP for attaining and maintaining the air quality standards. Master Plan construction would, therefore, not conflict with or obstruct the implementation of the RAQS or applicable portions of the SIP. Furthermore, due to the fact that Master Plan construction would be short-term in nature, the Master Plan would not result in construction related emissions that would: (1) violate any air quality standard; (2) contribute substantially to an existing or projected air quality violation; or (3) exceed quantitative thresholds for O_3 precursors, oxides of nitrogen (NO_X) and VOCs.

Diesel exhaust particulate matter is known to the state of California to contain carcinogenic compounds. The risks associated with exposure to substances with carcinogenic effects are typically evaluated based on a lifetime of chronic exposure, which is defined in the California Air Pollution Control Officers' Association (CAPCOA) Air Toxics "Hot Spots" Program Risk Assessment Guidelines (1993) as 24 hours per day, 7 days per week, 365 days per year, for 70 years. Diesel exhaust particulate matter would be emitted during construction from heavy equipment used in the construction process. Because diesel exhaust particulate matter is considered to be carcinogenic, long-term exposure to diesel exhaust emissions could result in adverse health impacts. Proposed Master Plan construction, however, would be temporary in nature and would not result in long-term emissions of diesel exhaust particulate matter. As a result, potential receptors would not be exposed to long-term diesel exhaust from Master Plan construction, and associated potential impacts would be less than significant.

<u>Operational Impacts</u>

Potential operational air quality impacts associated with the proposed Master Plan are associated predominantly with traffic emissions. Potential long-term impacts associated with emissions from campus energy use were also evaluated based on land use and building square footage.

To address whether the proposed Master Plan would result in emissions that violate any air quality standard or contribute substantially to an existing or proposed air quality violation, the emissions associated with Master Plan generated traffic were compared with the San Diego APCD's significance criteria. According to the *Grossmont Community College Master Plan Traffic Impact Analysis* (Katz, Okitsu & Associates 2003a), the Master Plan would generate 4,800 average daily trips (ADT) by 2015. This number is somewhat conservative and represents worst-case conditions, as the noted traffic study was based on the assumption that student enrollment would increase by 4,000 students upon implementation of the Master Plan. Actual enrollment figures indicate that student enrollment would increase by only 2,000 students (see Section 4.10, *Traffic and Circulation*, for more detailed discussion).

To estimate emissions associated with this traffic, the EMFAC2002 model (ARB 2002) was used. The EMFAC2002 model is the latest version of the California Department of Transportation (Caltrans) emission factor model for on-road traffic. Because the Master Plan proposes expansion of a community college, associated traffic was assumed to be comprised of light duty autos and light duty trucks (i.e., small trucks, sport utility vehicles [SUVs] and vans). Based on recommendations in the Caltrans ITS Transportation Project-Level Carbon Monoxide Protocol (1998), it was assumed that the vehicle mix, when distributed between light duty autos and light duty trucks, would be 78 percent light duty autos and 22 percent light duty trucks (refer to Appendix B for detailed methodology). For estimating emission factors associated with light duty autos and light duty trucks, it was assumed that these vehicles would be a mix of non-catalytic, catalytic and diesel vehicles as indicated in the EMFAC2002 outputs. It was further assumed that diesel particulate emissions would be minor, because Master Plan generated traffic would consist primarily of light-duty (i.e., non-diesel) autos and trucks. Based on this assumption, no significant long-term impacts related to diesel exhaust exposure would be expected from Master Plan implementation, and no additional analysis of such potential impacts is provided.

To address emissions for the long-term (i.e., full buildout) scenario, emission factors representing the vehicle mix for 2020 were used to estimate emissions. Off-campus vehicle speeds were assumed to be 27 miles per hour (mph), based on an average speed limit of 30 mph and the recommended average cruise speed in the Caltrans ITS Transportation Project-Level Carbon Monoxide Protocol (1998). Detailed EMFAC2002 model outputs are provided in Appendix B of this EIR.

Emissions associated with energy use on campus were estimated based on Table 9-8 of the SCAQMD CEQA Air Quality Handbook (1993), which provides screening values for estimating emissions associated with energy consumption based on developed square footage. Emissions for the proposed Master Plan were estimated based on a total new building space of 100,000 square feet at full buildout. Table 4.2-7, *Master Plan Operational Emissions*, presents the results of the emission calculations for vehicular and energy related operations, along with a comparison to the San Diego APCD's significance criteria.

Table 4.2-7 MASTER PLAN OPERATIONAL EMISSIONS					
	CO	NO_x	ROC	SO_x	PM_{10}
		Lbs/day			
Vehicular Emissions	122.90	5.78	21.01	0.06	0.48
Energy Use	0.64	3.66	0.03	-	0.13
Total	**123.54**	**9.44**	**21.04**	**0.06**	**0.61**
Significance Criteria	550	250	55	250	100
Significant?	*No*	*No*	*No*	*No*	*No*
		Tons/year			
Vehicular Emissions	22.43	1.06	3.83	0.01	0.09
Energy Use	0.12	0.67	0.01	-	0.02
Total	**22.55**	**1.73**	**3.84**	**0.01**	**0.11**
Significance Criteria	100	40	10	40	15
Significant?	*No*	*No*	*No*	*No*	*No*

Source: SRA 2003.

As seen from the data in Table 4.2-7, operational emissions from long-term Master Plan implementation would be below the identified significance criteria, and would therefore not cause or contribute to a violation of any air quality standard.

Projects involving traffic impacts may result in the formation of locally high concentrations of CO, known as CO "hot spots." To verify that the proposed Master Plan would not cause or contribute to a violation of the CO standard, a screening evaluation of the potential for CO hot spots was conducted. The Master Plan traffic analysis evaluated whether or not there would be a decrease in the level of service (LOS) at the roadways and/or intersections affected by Master Plan generated traffic, with the potential for CO hot spots based on the results of this analysis. The Caltrans ITS Transportation Project-level CO Protocol (1998) was used to determine whether a CO hot spot would be likely to form due to Master Plan traffic. CO hot spots are typically evaluated when: (1) the LOS of an intersection or roadway decreases to E or worse; (2) signalization and/or channelization is added to an intersection; and (3) sensitive receptors such as residences, commercial developments, schools or hospitals are located in the vicinity of the affected intersection or roadway segment.

The evaluation of CO hot spots was conducted for the long-term scenario described in the *Grossmont College Master Plan Traffic Impact Analysis* (Katz, Okitsu & Associates 2003a) to address traffic impacts with and without the Master Plan at full buildout. Based on this analysis, no roadway segments that are currently operating above LOS E would be degraded to LOS E or worse due to Master Plan related traffic alone. Furthermore, the Traffic Impact Analysis did not identify any intersections that would be degraded to LOS E or worse due to Project-related traffic. Based on the traffic analysis and guidelines in the Caltrans ITS Transportation Project-Level Carbon Monoxide Protocol (Protocol), a further analysis of the potential for CO "hot spots" is not required, as CO "hot spots" are not anticipated to be formed. Table 4.10-9 in Section 4.10, *Traffic and Circulation*, presents the long-term LOS for evaluated intersections with and without Master Plan implementation.

Emissions of PM_{10} also are attributable mainly to traffic sources. The likelihood for adverse impacts associated with particulate emissions from the proposed Master Plan generated traffic was evaluated using the Caltrans Interim PM_{10} Qualitative PM_{10} Hot Spot Guidance (2002). In accordance with this guidance, areas that have not had any federal PM_{10} violations or have not measured PM_{10} concentrations that are within 80 percent of the NAAQS PM_{10} standard are unlikely to cause an exceedance of this standard. Data from the El Cajon monitoring station indicate that no violations of federal PM_{10} standards or any PM_{10} concentrations within 80 percent of the NAAQS PM_{10} standard have occurred. The campus is not located in an area with unusually high levels or unusual sources of PM_{10} that would cause PM_{10} emissions from Master Plan implementation to contribute to a violation of PM_{10} standards. It is therefore concluded, in accordance with the referenced Caltrans PM_{10} Hot Spot Guidance, that Master Plan related emissions would not cause or contribute to a violation of the NAAQS PM_{10} standard.

4.2.3 Mitigation Measures

The following mitigation measure would be required to reduce potential impacts related to the generation of PM_{10} from Master Plan construction activities below a level of significance. All other potential air quality impacts evaluated in association with Master Plan implementation would be less than significant, with no associated mitigation required.

Mitigation Measure 4.2-1: The construction contractor(s) shall incorporate, by contract specifications, the following fugitive dust control measures during construction activities:

- Multiple applications of water shall be applied during grading between dozer/scraper passes.
- Paving, chip sealing or chemical stabilization of internal roadways shall be implemented after completion of grading.
- Sweepers or water trucks shall be used to remove "track-out" at any point of public street access.
- Grading activities shall be terminated if wind speeds exceed 25 mph.
- Soil (or other material) storage piles shall be stabilized by chemical binders, tarps, fencing or other erosion control measures.

SECTION 4.3

BIOLOGICAL RESOURCES

4.3 BIOLOGICAL RESOURCES

This section of the EIR is summarized from site-specific surveys of biological resources and analysis conducted by HELIX Environmental Planning, Inc. (HELIX 2004). The discussion provided below summarizes the results and conclusions included in the biological technical report included as EIR Appendix C.

4.3.1 Existing Conditions

Biological Surveys and Methods

HELIX conducted a general botanical/zoological survey of the Grossmont College campus on July 16, 2003. Three U.S. Fish and Wildlife Service (USFWS) protocol surveys for the coastal California gnatcatcher were conducted in July 2004 in the southeastern portion of campus in the area that would be directly or indirectly impacted by construction of the Master Plan (project 6). Vegetation communities and sensitive species observed or detected were mapped and all plant and animal species observed on campus during the surveys were recorded. Prior to the field survey, the California Department of Fish and Game (CDFG) Natural Diversity Database (NDDB) was searched to determine the potential for listed or sensitive species to occur on the campus property. In addition, subsequent re-mapping of vegetation in the southeastern portion of the project area for the Life Safety Rebuild of Main Entrances (project 6) was conducted by John Howard in October 2004.

Site Conditions

Grossmont College is located on a hilltop mesa within the northwestern portion of El Cajon, California. The campus encompasses approximately 137 acres, of which approximately 66 percent is developed. The remaining 34 percent occurs primarily on steep hillsides that flank the developed portion of the campus on the east, north and west. The slopes on the east and west portions of campus were manufactured when the campus was originally constructed and reach maximum heights in excess of 100 feet. The developed portion of campus is relatively level at an elevation of approximately 740 feet above mean sea level (AMSL), and the steep slopes range from approximately 540 to 610 feet AMSL.

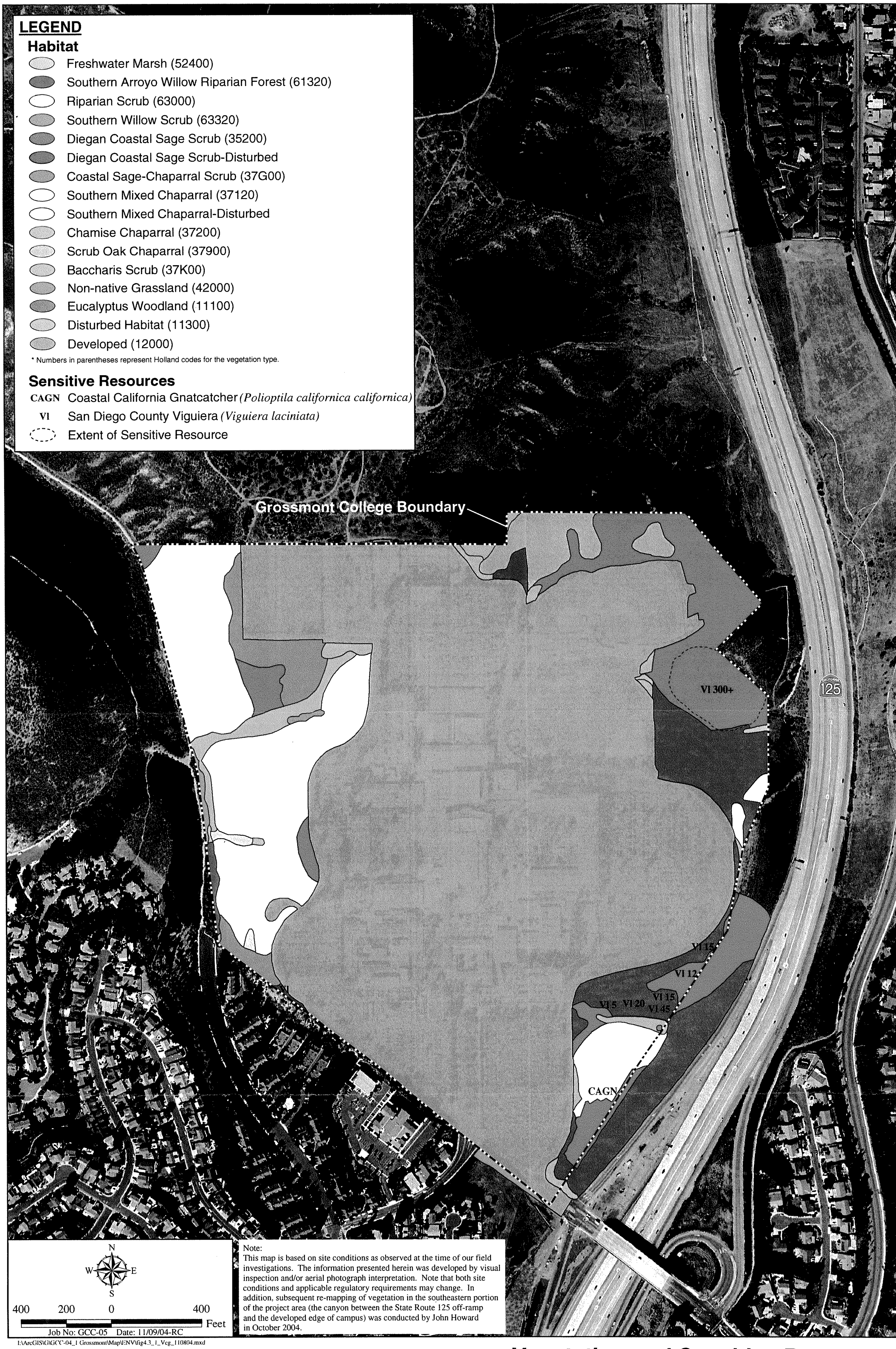
Existing Vegetation Communities

Grossmont College supports thirteen vegetation communities. Of these communities, ten are considered sensitive, including southern arroyo willow riparian forest (0.26 acre), southern willow scrub (0.30 acre), freshwater marsh (0.11 acre), riparian scrub (0.15 acre), baccharis scrub (1.7 acres), Diegan coastal sage scrub (including disturbed; 17.8 acres), coastal sage – chaparral scrub (2.8 acres), scrub oak chaparral (2.7 acres), southern mixed chaparral (including disturbed; 18.9 acres) and chamise chaparral (0.2 acre). The remainder of the site consists of naturalized, unvegetated and/or disturbed areas, including eucalyptus woodland (less than 0.1 acre), disturbed habitat (0.9 acre) and developed land (91.1 acres). Descriptions of these vegetation communities are provided below in the order they are presented in Table 4.3-1, *Existing Vegetation Communities - Grossmont College*. Figure 4.3-1, *Vegetation and Sensitive Resources*, contains a graphical depiction of the vegetation communities on campus.

Table 4.3-1
EXISTING VEGETATION COMMUNITIES
GROSSMONT COLLEGE

Vegetation Community	Acre(s)*
Wetlands	
Southern arroyo willow riparian forest	0.26
Southern willow scrub	0.30
Freshwater marsh	0.11
Riparian scrub	0.15
Upland Habitat	
Baccharis scrub	1.7
Diegan coastal sage scrub (including disturbed)	17.8
Coastal sage – chaparral scrub	2.8
Scrub oak chaparral	2.7
Southern mixed chaparral (including disturbed)	18.9
Chamise chaparral	0.2
Eucalyptus woodland	<0.1
Disturbed habitat	0.9
Developed	91.1
TOTAL	**136.9**

* Wetland habitat acreage totals are rounded to the nearest hundredth; upland and other habitats are rounded to the nearest tenth.
Source: HELIX 2004.



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Vegetation and Sensitive Resources

GROSSMONT COLLEGE MASTER PLAN EIR

HELIX

Figure 4.3-1

Southern Arroyo Willow Riparian Forest

Southern arroyo willow riparian forest is typically dominated by an arborescent form of arroyo willows (*Salix lasiolepis*) with a second canopy layer of other *Salix* species such as red willow (*S. laevigata*) and Goodding's black willow (*S. gooddingii*). This community occurs in floodplains along major streams and rivers in southern California and often contains mule fat (*Baccharis salicifolia*) and western sycamore (*Platanus racemosa*). Southern arroyo willow riparian forest on the campus is dominated by these species. A 0.26-acre area of this vegetation community is located in a small area along the western boundary of the campus.

Southern Willow Scrub

Southern willow scrub consists of dense, broadleaved, winter-deciduous stands of trees dominated by shrubby willows in association with mule fat. This habitat occurs on loose, sandy, or fine gravelly alluvium deposited near stream channels during flood flows. On site, the dominant vegetation present includes Goodding's black willow, large-leaf willow (*Salix laevigata*), mule fat, broom baccharis (*Baccharis sarothroides*), California sycamore (*Platanus racemosa*), birch (*Alnus* sp.), and broad-leaved cattail (*Typha latifolia*). Non-native species such as fennel (*Foeniculum vulgare*) and Mexican fan palm (*Washingtonia robusta*) also are present. Southern willow scrub occupies 0.30 acre in two small patches in the western portion of the college campus: one along the drainage on the boundary north of the willow forest and the other in the tributary drainage to the east.

Freshwater Marsh

Freshwater marsh is dominated by perennial emergent monocots. This vegetation type occurs along the coast, in coastal valleys near river mouths, and around the margins of lakes and springs. On site, this community is dominated by broad-leaved cattail, willow, mugwort (*Artemisia douglasiana*), and spike sedge (*Eleocharis* sp.). The non-native invasive tamarisk (*Tamarix parviflora*) also is present. Freshwater marsh totaling 0.11 acre occurs in two small patches in the western region of the campus, as well as one small patch in the east.

Riparian Scrub

Riparian scrub is a term for shrub-dominated communities that occur along drainages and/or riparian corridors. On the College campus, birch, willow, and *Baccharis* dominate this community. Riparian scrub occupies 0.15 acre along a second tributary to the drainage on the western boundary.

Baccharis Scrub

A distinct vegetation community identified here though not described by Holland (1986), baccharis scrub is dominated by *Baccharis* species and typically occurs in low-lying areas. Baccharis scrub on campus appears to be dominated by broom baccharis, but due to the steep nature of its location, the vegetation community was mapped from a distance using aerial photography. Baccharis scrub totals 1.7 acres and occurs in both the western and eastern portions of the campus.

Diegan Coastal Sage Scrub (including disturbed)

Diegan coastal sage scrub is a vegetation community commonly characterized by drought-adapted subshrubs. This habitat type occupies xeric sites characterized by shallow soils. On campus, this vegetation community is dominated by flat-topped buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemisia californica*), laurel sumac (*Malosma laurina*), and white sage (*Salvia apiana*). Other species common throughout this community include coyote bush (*Baccharis pilularis*), broom baccharis, fascicled tarweed (*Deinandra fasciculate*), and San Diego viguiera (*Viguiera laciniata*). Many non-native plants are also present, including black mustard (*Brassica nigra*), tree tobacco (*Nicotiana glauca*), yellow star-thistle (*Centaurea melitensis*), compact chess (*Bromus medritensis*), and fountain grass (*Pennisetum* sp.). Diegan coastal sage scrub is found along both the western and eastern sides of the campus and occupies 17.8 acres, 7.0 acres of which are considered disturbed.

Coastal Sage – Chaparral Scrub

Coastal sage-chaparral scrub is a mixture of sclerophyllous chaparral shrubs and drought-deciduous sage scrub species regarded as an ecotone (or transition) between two vegetation communities. This community contains floristic elements of both communities whose species on site include chamise

(*Adenostoma fasciculatum*), laurel sumac, black sage (*Salvia mellifera*), and broom baccharis. Non-native species present within this habitat include yellow star-thistle and black mustard. Coastal sage-chaparral scrub on campus totals 2.8 acres and occurs in the western portion of the campus.

Scrub Oak Chaparral

Scrub oak chaparral is a dense evergreen chaparral that reaches a canopy height of up to 20 feet. This is dominated almost exclusively by Nuttall's scrub oak (*Quercus dumosa*) in coastal sandstone situations and scrub oak (*Quercus berberidifolia*) in inland situations. Toyon (*Heteromeles arbutifolia*) and lemonadeberry (*Rhus integrifolia*) occur as minor components. Scrub oak chaparral occurs in more mesic areas than many other chaparrals (such as north-facing slopes) and recovers more rapidly from fires than other chaparrals due to resprouting capabilities of scrub oak (Holland 1986). The scrub oak chaparral on campus is dominated by scrub oak, toyon, and chamise and occupies 2.7 acres, mostly on north-facing slopes in the northeastern corner of the campus.

Southern Mixed Chaparral (including disturbed)

Southern mixed chaparral is composed of broad-leaved sclerophyllous shrubs that are typically deep-rooted. In this mixed chaparral, the shrubs are generally tall (between 10 and 20 feet), and there is a well-developed soil litter layer, high canopy coverage, low light levels within the canopy, and lower soil temperatures. This habitat occurs on dry, rocky, often steep north-facing slopes with little soil. Southern mixed chaparral on site is dominated by chamise, mission manzanita (*Xylococcus bicolor*), scrub oak, black sage, and prickly pear (*Opuntia* sp.). Non-native species common in this vegetation community include yellow star-thistle and compact chess. Southern mixed chaparral on campus totals 18.9 acres and occurs on both the western and eastern portions of the campus. Approximately 0.1 acre of this vegetation community is considered disturbed.

Chamise Chaparral

The most widely distributed chaparral shrub is chamise. This species is found from Baja California, Mexico (Baja) to northern California in pure stands or in mixed stands. It often dominates at low elevations and on xeric south facing slopes with between 60 and 90 percent canopy cover. Mission manzanita and black sage are minor associates within this community. Chamise chaparral on campus totals 0.2 acre, is dominated by chamise, and is located in the central northernmost region of the campus (and extends off campus).

Eucalyptus Woodland

Eucalyptus woodland is dominated by trees of the species *Eucalyptus*. There is typically little to no understory vegetation, as the chemical and physical characteristics of the leaf litter limit the ability of other species to grow. The few other species in this community on site include California aster (*Lessingia flaginifolia*), southern honeysuckle (*Lonicera subspicata*), scrub oak, spiny redberry (*Rhamnus crocea*), and toyon. Eucalyptus woodland occurs in a small patch in a drainage channel in the southeast portion of the campus and occupies less than 0.1 acre.

Disturbed Habitat

Disturbed habitat includes land cleared of vegetation or contains a preponderance of non-native plant species. In this community where vegetation is present, some of the non-native plant species include mustard (*Brassica* sp.), prickly lettuce (*Lactuca serriola*), and castor bean (*Ricinus communis*). Disturbed habitat occurs in several small patches surrounding the developed portion of the campus and totals 0.9 acre.

Developed

Developed land is where either permanent structures and/or pavement have been placed or maintained landscaping occurs. On campus, developed land includes most of the college campus (primarily in the central region) and occupies 91.1 acres.

<u>Sensitive Plant Species</u>

One sensitive plant species, San Diego County viguiera (*Viguiera laciniata*) was observed on the campus and is described below. This species is not federally or state listed as threatened or endangered. The locations of these plant species are shown on Figure 4.3-1.

San Diego County viguiera (*Viguiera laciniata*)

Status: --/--; CNPS List 4; R-E-D 1-2-1

Distribution: San Diego County and Baja

Habitat(s): Diegan coastal sage scrub

Status on campus: More than 100 individuals of San Diego County viguiera were observed in the southeastern portion of the campus on a south-facing slope below the eastern-most parking lot in coastal sage scrub. More than 300 individuals were observed on a south-facing slope in the northeastern portion of campus. One individual was observed in the southwest corner of the campus.

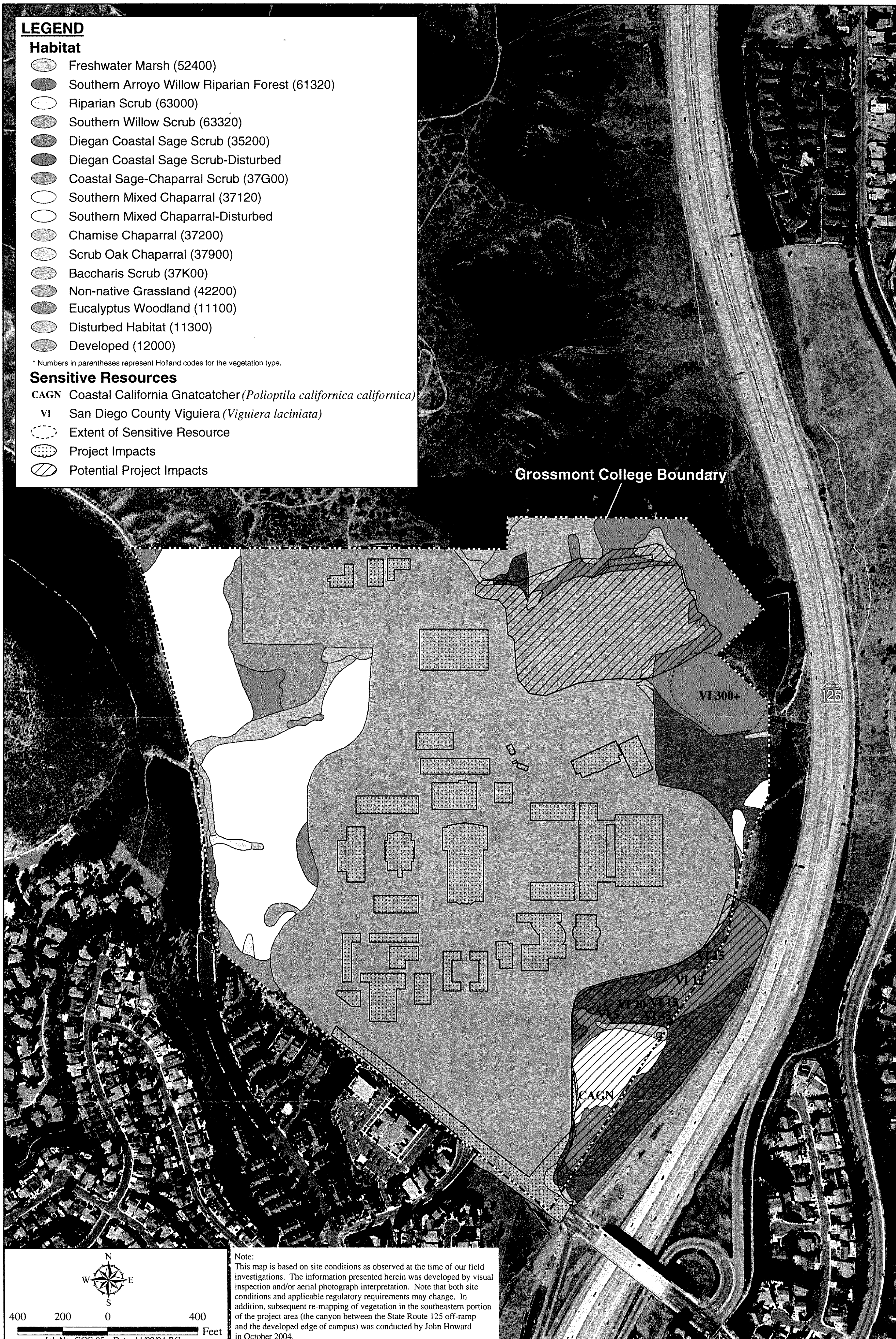
Additionally, 25 sensitive plant species have the potential to occur on the campus. These species are presented in Table 4.3-2, *Listed or Sensitive Plant Species With Potential to Occur*. Many of these species only may occur seasonally and would not have been observed during the survey if present.

Table 4.3-2
LISTED OR SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR

SPECIES	STATUS*	POTENTIAL TO OCCUR
San Diego button-celery (*Eryngium aristulatum* var. *parishii*)	FE/SE CNPS List 1B R-E-D 2-3-2	Very low. Associated with vernal pools and marshes that occur near, but not on campus.
San Diego mesa mint (*Pogogyne abramsii*)	FE/SE CNPS List 1B R-E-D 2-3-3	Very low. Associated with vernal pools in grasslands, chamise chaparral, and coastal sage scrub on mesas. Vernal pools were not observed on campus.
California Orcutt grass (*Orcuttia californica*)	FE/SE CNPS List 1B R-E-D 3-3-2	Very low. Occurs in or near vernal pools, which occur near the campus, but not on campus.
San Diego ambrosia (*Ambrosia pumila*)	FE/-- CNPS List 1B R-E-D 3-3-2	Low. Occurs in silty-bottomed drainages and valley bottoms. Occurs in NDDB for U.S. Geological Survey (USGS) El Cajon/Jamul mountains quadrangles. Little suitable habitat on campus.
San Diego thornmint (*Acanthomintha ilicifolia*)	FT/SE CNPS List 1B R-E-D 2-3-2 MSCP Narrow Endemic	Low. Occurs on clay lenses in open areas that do not appear to occur on site due to development. Occurs in NDDB for USGS El Cajon/Jamul mountains quadrangles.

Table 4.3-2 (cont.)
LISTED OR SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR

SPECIES	STATUS*	POTENTIAL TO OCCUR
Spreading navarretia (*Navarretia fossalis*)	FT/-- CNPS List 1B R-E-D 2-3-2 City of San Diego MSCP Narrow Endemic	Very low. The species is known to occur in only 17 vernal pools from just four areas within the county; San Marcos, National City, Ramona and Otay Mesa (Bauder 1986).
San Diego goldenstar (*Muilla clevelandii*)	FSC/-- CNPS List 1B R-E-D 2-2-2 MSCP Narrow Endemic	Low. Occurs on clay soils on dry mesas and hillsides in open coastal sage scrub or chaparral. Habitats may be too steep or densely vegetated to support the species.
Blochman's dudleya (*Dudleya blochmaniae* ssp. *blochmaniae*)	FSC/-- CNPS List 1B R-E-D 2-2-2	Low to moderate. Found in dry, stony places associated with coastal sage scrub.
Summer holly (*Comarostaphylis diversifolia* ssp. *diversifolia*)	FSC/-- CNPS List 1B R-E-D 2-2-2	Low. Occurs in scattered locations below approximately 2,300 feet in elevation from the foothills to the coast, often on north-facing slopes and drainages in chaparral. Would have been observed if present on campus.
Variegated dudleya (*Dudleya variegata*)	FSC/-- CNPS List 1B R-E-D 2-2-2	Low. Often associated with vernal pools, which are near, but not found on campus. Occurs in openings in coastal sage scrub and chaparral.
Nuttall's scrub oak (*Quercus dumosa*)	FSC/-- CNPS List 1B R-E-D 2-3-2	Low. Too far inland for this species. Found in chaparral and coastal scrub with sandy or clay loam soils.
San Diego barrel cactus (*Ferocactus viridescens*)	FSC/-- CNPS List 2 R-E-D 1-3-1	Moderate. Occurs on dry slopes in coastal sage scrub. Would likely have been observed on campus during general survey if present.
Orcutt's bird's beak (*Cordylanthus orcuttianus*)	FSC/-- CNPS List 2 R-E-D 3-3-1	Preferred habitat is seasonally dry drainages and upland habitat adjacent to riparian habitat.
Graceful tarplant (*Holocarpha virgata* ssp. *elongata*)	FSC/-- CNPS List 4 R-E-D 1-2-3	Low. Occurs in coastal sage scrub, cismontane woodland, and valley and foothill grasslands. Would likely have been observed on campus during general survey if present.
Decumbent goldenbush (*Isocoma menziesii* var. *decumbens*)	--/-- CNPS List 1B R-E-D 2-2-2	Low. Could occur in coastal sage scrub but is more partial to clay soils (Reiser 2001), most of which has been developed on campus. Would likely have been observed on campus if present.
Snake cholla (*Opuntia california* var. *california*)	--/-- CNPS List 1B R-E-D 3-3-2	Low. Would have likely been observed if present on campus. Found in chaparral and coastal sage scrub.



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Vegetation and Sensitive Resources/Impacts

GROSSMONT COLLEGE MASTER PLAN EIR

HELIX

Figure 4.3-2

Table 4.3-2 (cont.)
LISTED OR SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR

SPECIES	STATUS*	POTENTIAL TO OCCUR
California adolphia (*Adolphia californica*)	--/-- CNPS List 2 R-E-D 1-2-1	Low. Would have likely been observed if present. Occurs in clay soils in dry canyons and washes in coastal sage scrub and chaparral.
Golden-spined cereus (*Bergerocactus emoryi*)	--/-- CNPS List 2 R-E-D 2-2-1	Low. Found in sandy soils and dry bluffs along the coast. Associated with maritime succulent scrub.
Palmer's sage (*Artemisia palmeri*)	--/-- CNPS List 2 R-E-D 2-2-1	Low to moderate. Could occur in coastal sage scrub and in drainages in the western portion of campus.
San Diego bur-sage (*Ambrosia chenopodifolia)*	--/-- CNPS List 2 R-E-D 2-2-1	Low. Occurs on dry, sunny hillsides in coastal sage scrub. Known to occur primarily near Otay Mesa.
Little mousetail (*Myosurus minimus* ssp. *Apus)*	--/-- CNPS List 3 R-E-D 2-3-2	Very low. Associated with vernal pools and alkaline marshes, which occur near, but not on the campus.
Western dichondra (*Dichondra occidentalis*)	--/-- CNPS List 4 R-E-D 1-2-1	Low. Found on dry, sandy banks in coastal sage scrub, chaparral, or southern oak woodland, often proliferating on recently burned slopes.
Brewer's calandrinia (*Calandrinia breweri*)	--/-- CNPS List 4 R-E-D 1-2-2	Low. Often associated with burned areas in coastal sage scrub and chaparral.
California adder's tongue fern (*Ophioglossum californicum*)	--/-- CNPS List 4 R-E-D 1-2-2	Low. Associated with vernal pools, seeps and vernally moist places, which occur near the campus in Mission Trails Regional Park. May occur near drainages on the west side of campus.
Small-flowered morning glory (*Convolvulus simulans*)	--/-- CNPS List 4 R-E-D 1-2-2	Low. Occurs in clay soils often devoid of shrubs in chaparral, sage scrub, and grasslands.

*A listing and explanation of status codes for plant and animal species can be found in Appendix C.
Source: HELIX 2004.

<u>Sensitive Animal Species</u>

No sensitive animal species were observed on the campus during the general zoological survey conducted in 2003; however, one sensitive species, the federally listed threatened coastal California gnatcatcher (*Polioptila californica californica*), was observed in the southeastern portion of campus during the focused gnatcatcher surveys.

Coastal California gnatcatcher (*Polioptila californica californica*)

Listing: FT/CSC

Distribution: Historically occurred south of the Transverse Ranges and west of the Peninsular Ranges, rarely north into Ventura County. Currently extirpated from most of its former range.

Habitat(s): Diegan coastal sage scrub and other similar open scrub habitats in coastal areas, with most populations occurring below 1,500 feet in elevation.

Status on campus: One juvenile gnatcatcher was heard and observed in the southeastern portion of the campus on the third site visit of the protocol gnatcatcher surveys (July 27, 2004). The area in which the bird was observed would be directly impacted by implementation of the Master Plan (project 9).

In addition to observed species, 45 sensitive animal species have the potential to occur on the campus and are discussed in Table 4.3-3, *Listed or Sensitive Animal Species With Potential to Occur*.

Table 4.3-3
LISTED OR SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR

SPECIES	STATUS*	POTENTIAL TO OCCUR
INVERTEBRATES		
Quino checkerspot butterfly (*Euphydyras editha quino*)	FE/--	Low. Occurs in vegetation communities with relatively open areas that typically include patches of dwarf plantain (*Plantago erecta*), nectaring plants, and/or purple owl's clover (*Castilleja exserta*). These habitats include non-native grassland, disturbed habitat, and open areas within shrub communities. Campus is outside 2002 focused survey area and not expected to occur.
San Diego fairy shrimp (*Branchinecta sandiegonensis*)	FE/-- MSCP Covered	Low. Occurs in vernal pools, which occur nearby, but were not observed on campus.
Hermes copper butterfly (*Lycaena hermes*)	FSC/-- County Sensitive	Low. Host plant (spiny redberry) occurs on campus but is not dense enough to support species. Occurs in adjacent Mission Trails Regional Park.
Harbison's dun skipper (*Euphyes vestris harbisoni*)	--/-- MSCP Covered	Very low. Occurs in riparian habitats and chaparral where perennial sources of water provide adequate habitat for the larval foodplant, San Diego sedge (*Carex spissa*).

Table 4.3-3 (cont.)
LISTED OR SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR

SPECIES	STATUS*	POTENTIAL TO OCCUR
	VERTEBRATES	
Amphibians		
Arroyo southwestern toad (*Bufo californicus*)	FE/CSC MSCP Rare Narrow Endemic	Very low. Found in shallow pools and open sand and gravel flood terraces of medium- to large-sized intermittent or perennial streams that are flooded on a fairly regular basis (USFWS 1999). No suitable habitat occurs on campus.
Western spadefoot (*Scaphiopus hammondii*)	--/CSC MSCP Covered	Moderate. Occurs in floodplains, washes, and low hills, which do not occur on campus. Could occur in drainages in the western portion of campus.
Reptiles		
Coronado skink (*Eumeces skiltonianus interparietalis*)	FSC/CSC County Sensitive	Low. Occurs in coastal sage scrub where there is abundant leaf litter and low herbaceous growth.
Red-diamond rattlesnake (*Crotalus exsul*)	FSC/CSC County Sensitive	Moderate. Favors rocky outcrops in coastal sage scrub, chaparral, creosote bush scrub and areas dominated by cactus.
San Diego horned lizard (*Phrynosoma coronatum blainvillei*)	FSC/CSC County Sensitive	Moderate. Occurs in chaparral, open sage scrub and away from development.
Coastal rosy boa (*Lichanura (Charina) trivirgata roseofusca*)	FSC/-- County Sensitive	Low to moderate. Prefers rocky areas in coastal sage scrub and chaparral.
Orange-throated whiptail (*Cnemidophorus hyperythrus beldingi*)	-/CSC, MSCP Covered	Moderate. Occurs in Coastal sage scrub, chaparral, edges of riparian woodlands, and washes. If present, this species would most likely occur on western slopes.
Western patch-nosed snake (*Salvadora hexalepis virgultea*)	--/CSC County Sensitive	Moderate. Occurs in shrub habitats.
Coastal western whiptail (*Cnemidophorus tigris multiscutatus*)	MSCP Covered	Moderate. Occurs in coastal sage scrub, chaparral, and woodlands. Frequently found along the edges of dirt roads traversing its habitats.
San Diego banded gecko (*Coleonyx variegatus abbottii*)	--/-- County Sensitive	Low. Prefers coastal sage scrub with rock outcrops. Site does not have suitable habitat.
San Diego ringneck snake (*Diadophis punctatus similis*)	--/-- County Sensitive	Moderate. Occurs in canyon bottoms and coastal sage scrub on site. Near drainages. Would be on western side of campus if present.

Table 4.3-3 (cont.)
LISTED OR SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR

SPECIES	STATUS*	POTENTIAL TO OCCUR
VERTEBRATES (cont.)		
Birds		
Least Bell's vireo (*Vireo bellii pusillus*)	FE/SE MSCP Rare Narrow Endemic	Very low in southern willow riparian forest on campus. Patch likely too small to support this species.
Southwestern willow flycatcher (*Empidonax traillii extimus*)	FE/-- MSCP Rare Narrow Endemic	Very low in southern willow riparian forest on site. Requires extensive areas of habitat away from development near water.
Bell's sage sparrow (*Amphispiza belli belli*)	FSC/CSC County Sensitive	Moderate in coastal sage scrub or chaparral.
Ferruginous hawk (wintering) (*Buteo regalis*)	FSC/CSC County Sensitive	Low. Uncommon winter visitor to grasslands and agricultural fields.
Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*)	FSC/CSC County sensitive	Moderate. Occurs in coastal sage scrub on rocky hillsides and in canyons but also may be found in open sage scrub/grassy areas of successional growth.
Bank swallow (*Riparia riparia*)	Nesting colony -/ST County sensitive	Low. Occurs near water, fields, marshes, streams, and lakes. Nests colonially in sand banks.
Burrowing owl (*Speotyto cunicularia*)	--/CSC MSCP Rare Narrow Endemic	Very low. Prefers flat grassland, open sage scrub, and desert habitats. Available habitat is too steep.
Golden eagle (*Aquila chrysaetos*)	Nesting and Wintering --/CSC, fully protected	Very low. Forages in grassy and open, shrubby habitats. Nests most often on cliffs, less often in trees. Tends to require places of solitude and are usually found at a distance from human habitation.
California horned lark (*Eremophila alpestris actia*)	--/CSC County Sensitive	Low. Utilizes sandy beaches, agricultural fields, grassland, and open areas.
Cooper's hawk (*Accipiter cooperii*)	--/CSC County Sensitive	Low to moderate. Tends to inhabit lowland riparian areas and oak woodlands in proximity to suitable foraging areas such as scrublands or fields.
Loggerhead shrike (*Lanius ludovicianus*)	--/CSC County Sensitive	Low to moderate. Utilizes open habitats including grasslands, scrublands, and ruderal areas with adequate perching locations.

Table 4.3-3 (cont.)
LISTED OR SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR

SPECIES	STATUS*	POTENTIAL TO OCCUR
VERTEBRATES (cont.)		
Birds (cont.)		
Northern harrier (*Circus cyaneus*)	Nesting; --/CSC County Sensitive	Low to moderate. Prefers grasslands and other open habitats for foraging.
Sharp-shinned hawk (*Accipiter striatus*)	Nesting; --/CSC County Sensitive	Low to moderate. Occupies edges of deciduous or coniferous woodlands and thickets. May migrate during the winter to other areas that provide adequate cover.
Yellow-breasted chat (*Icteria virens*)	--/CSC County Sensitive	Low to moderate in southern willow riparian forest on campus.
Cactus wren (*Campylorhynchus brunneicapillus*)	-/CSC	Low. Restricted to clumps of prickly-pear (*Opuntia littoralis and O. oricola*) or cholla (*O. prolifera*) growing in coastal sage scrub or along washes.
Common barn owl (*Tyto alba*)	--/-- County Sensitive	Moderate to forage on campus. May use large trees on campus and vicinity.
Grasshopper sparrow (*Ammodramus savannarum*)	--/-- County Sensitive	Low. Might use open coastal sage scrub with grass species, but typically requires extensive grassland.
Red-shouldered hawk (*Buteo lineatus*)	--/-- County Sensitive	Moderate in southern willow riparian forest and eucalyptus on campus and vicinity.
Turkey vulture (*Cathartes aura*)	--/-- County Sensitive	Moderate to forage on site. Nests are made on ledges, rock outcrops, and in tall trees. Forages for carrion.
Western bluebird (*Sialia mexicana*)	--/-- County Sensitive	Low to moderate as a winter visitor on campus.
White-tailed kite (*Elanus leucurus*)	-/- County Sensitive	Low. Nesting typically occurs in riparian or oak woodlands adjacent to grasslands where small mammals are hunted.
Mammals		
Dulzura pocket mouse (*Chaetodipus californicus femoralis*)	FSC/CSC County Sensitive	Low to moderate along shrubland/grass edges on campus.
Greater western mastiff bat (*Eumops perotis californicus*)	FSC/CSC County Sensitive	Low to forage on campus. Foraging is concentrated around bodies of water but also includes coastal sage scrub, chaparral, and grassland habitats.
San Diego desert woodrat (*Neotoma lepida intermedia*)	FSC/CSC County Sensitive	Moderate. Occurs in open chaparral and coastal sage scrub, often building large, stick nests in rock outcrops or around clumps of cactus or yucca.

Table 4.3-3 (cont.) LISTED OR SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR		
SPECIES	**STATUS***	**POTENTIAL TO OCCUR**
VERTEBRATES (cont.)		
Mammals (cont.)		
Southern grasshopper mouse (*Onychomys torridus ramona*)	FSC/CSC County Sensitive	Low to moderate in shrublands on campus.
Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*)	FSC/CSC	Low to moderate in open areas of coastal sage scrub and weedy growth on campus.
Pallid bat (*Antrozous pallidus*)	--/CSC County Sensitive	Low to roost on campus. Roosts in caves, mines, crevices, and abandoned buildings. Could forage on campus, however.
San Diego black-tailed jackrabbit (*Lepus californicus bennettii*)	CSC Regionally Sensitive	Moderate. Occurs primarily in open habitats including coastal sage scrub, chaparral, grasslands, croplands, and open, disturbed areas if there is at least some shrub cover present.
American badger (*Taxidea taxus*)	CDFG CSC	Very low. Tends to occur in flat, open grassland areas, none of which occur on campus.
Mountain lion (*Felis concolor*)	--/-- County Sensitive	Low. Could occur in the open space to the west and north of campus.

*A listing and explanation of status codes for plant and animal species can be found in Appendix C.
Source: HELIX 2004.

Jurisdictional Areas

A formal wetland delineation was not performed for the campus because implementation of the Master Plan is not expected to directly impact jurisdictional areas. U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Game (CDFG) jurisdictional areas may occur within the undeveloped portions of the campus.

Regional and Regulatory Context

Regional Conservation Planning

Grossmont College is within the City of El Cajon's (City) Multiple Species Conservation Program (MSCP) Subarea Planning area but is not an enrolled agency in the MSCP itself. The City's draft

MSCP Subarea Plan (RECON 1998) addresses how the City proposes to conserve natural biotic communities (including coastal sage scrub) and sensitive plant and wildlife species pursuant to the California Natural Communities Conservation Planning (NCCP) Act of 1991 and the federal and state Endangered Species Acts (ESAs). According to the draft Subarea Plan, a Multi-Habitat Planning Area (MHPA) has been delineated within which preserve planning is focused according to their habitat value. The MHPA designates biological core areas and habitat linkages that support resources that cannot be easily replaced or mitigated elsewhere. The draft Subarea Plan has not been adopted by the City Council or been submitted to the USFWS and CDFG for review and final approval.

According to the draft Subarea Plan, the undeveloped portion of Grossmont College and the acreage within the California Department of Transportation (Caltrans) SR-125 right-of-way are designated a 100 percent preserve area. Although this area surrounding the campus is not designated a biological core area or habitat linkage, it connects off site and outside city limits with the biological core area of the City of San Diego (i.e., Mission Trails Regional Park). According to the El Cajon General Plan, the preserve area is designated Open Space. The draft Subarea Plan also states that the slopes adjacent to the campus are part of their campus nature preserve, which is owned and maintained by the Grossmont–Cuyamaca Community College District (District). Likewise, the open space within the SR-125 right-of-way is maintained as part of the preserve by Caltrans.

Endangered Species Acts

Without an adopted Subarea Plan, take of coastal sage scrub (the habitat of the federally listed threatened coastal California gnatcatcher) would require that the District process a federal ESA Section 4(d) permit through the City of El Cajon in consultation with the USFWS and CDFG. Section 4(d) of the federal ESA authorizes incidental take of coastal California gnatcatcher habitat prior to adoption of a regional conservation plan through the issuance of an interim Habitat Loss Permit. Projects that would impact less than one acre of coastal sage scrub, however, may be exempt from the 4(d) process. Impacts to unoccupied habitat that are less than one acre can be processed by the City of El Cajon as a *de minimus* take of habitat but requires concurrence from the USFWS and CDFG. *De minimus* impacts do not require take authorization or use of any take allowance. Determination of whether an individual Master Plan project may be exempt from the 4(d) process would be decided by the City of El Cajon, as a Responsible Agency, on a project-by-project basis. If the City of El Cajon does not have any remaining take allowance under the 4(d) rule when the District would construct any Master Plan project that would impact more than one acre of coastal sage scrub or is not otherwise exempt from the 4(d) process, the District will need to request use of the County of San Diego's five percent coastal sage scrub take allowance or undergo an ESA Section 7 or 10 process to allow take of coastal sage scrub.

The District met in the field with City of El Cajon officials, as a Responsible Agency, regarding the Life Safety Rebuild of Main Entrances (project 6) to determine the ESA permit requirements. Based on that meeting, the District and the City of El Cajon concurred that the District would not need a 4(d) take authorization for that project's impacts as discussed further in Section 4.3.2, Impacts (refer to Appendix D for more details on the agreement reached between the District and the City of El Cajon).

Habitat Quality Evaluation

For take of coastal sage scrub to occur under the ESA 4(d) process, the proposed project is required to be in conformance with the NCCP Guidelines (CDFG 1993). The following is an evaluation of the coastal sage scrub on campus, pursuant to the NCCP Guidelines flowchart:

- Natural land supporting coastal sage scrub is present on campus.

- It is not the most dense in the subregion. Much larger blocks of coastal sage scrub occur in Mission Trails Regional Park to the west, on Marine Corps Air Station (MCAS) Miramar to the north, and on Fanita Ranch in Santee to the northeast.

- The campus is not in close proximity to a core area of sage scrub with the sage scrub in Mission Trails Regional Park being one mile to the west.

- The habitat is not a linkage between two core areas as land to the southwest, south, east and northeast is urbanized and lacks biological value.

- The general survey for the Master Plan did not find any NCCP target or narrow endemic species, and protocol surveys only found one individual of an NCCP target or narrow endemic species. The slopes are unlikely to support large populations of such species.

Based on this evaluation, the coastal sage scrub on campus would appear to have low potential for long-term conservation; however, the undeveloped slopes around the campus vary in habitat quality according to the MSCP Habitat Evaluation Model (HEM; SANDAG 1993). The HEM shows the slopes on the southeast side exhibiting low value, the slopes on the northeast side being of moderate value, the slopes on the west being of moderate and low value, and the drainage on the campus' western boundary exhibiting very high habitat value. The reasons for this evaluation are described below.

In the southeast portion of campus, the habitat is almost totally isolated from larger areas of habitat to the north and west. Wildlife movement to and from this slope is restricted by lack of cover on the fill slope to the north, the campus to the west and SR-125 to the east. The value to wildlife is also compromised by the noise from SR-125. In addition, much of the coastal sage scrub in this area is on very steep fill slopes and is highly disturbed with non-native invasive fountain grass. The juvenile gnatcatcher observed in this area was only observed on one of the three surveys and is likely to have been a dispersing individual. Further surveys at the time of project implementation would be required to determine if the habitat was actually occupied.

The habitat on the northeastern slopes of campus is of higher value primarily because native vegetation predominates, and the habitat has better connectivity to vacant land to the north along the SR-125 corridor and to the coastal sage scrub-dominated mesa top to the north of the campus.

The undeveloped land on the western portion of campus has still higher overall habitat value. Non-native species are less frequent and the area is well connected to a large expanse of habitat immediately west in Mission Trails Regional Park, which consists of 5,800 acres of open space. The slopes also provide access to a significant drainage and riparian habitat that runs down the valley on the western boundary.

Overall, the habitat in the southeast portion of campus has low potential for long-term conservation of coastal sage scrub. The coastal sage scrub in the northeast is of higher quality and is better connected, but the section along the SR-125 corridor is compromised by freeway noise. It may have a higher potential to support narrow endemic species and might be considered to have a moderate potential for long-term conservation. The western slopes, while not supporting as much coastal sage scrub, have much higher biological function than the other areas of habitat on campus. It has a much higher potential for long-term conservation, but the lack of coastal sage scrub and the distance to the core area in Mission Trails Regional Park to the west results in it still having only moderate potential for long-term conservation.

Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (16 U.S.C. 703-712) prohibits impacts to any migratory bird nesting during the bird breeding season, which generally extends from February through August (September if riparian-dependent species have the potential to occur). Compliance with the Migratory Bird Treaty Act would require pre-construction surveys to determine absence or presence of species within the project limits if construction would occur during the bird breeding season.

U.S. Army Corps of Engineers

Impacts to wetlands or drainages would require permitting pursuant to the federal Clean Water Act and California Fish and Game Code. A Section 404 permit under the federal Clean Water Act (33 U.S.C. 1344) would be required from the ACOE for impacts to federal jurisdictional areas (i.e., wetlands and/or non-wetland Waters of the U.S.).

California Department of Fish And Game

The CDFG is responsible for issuing permits for impacts to State of California listed plant and animal species under the California Endangered Species Act (CESA). The CDFG is also responsible for issuing permits for impacts to State of California (CDFG) jurisdictional wetlands and wetland habitats. CDFG jurisdictional areas include all ACOE jurisdictional areas on the campus, as well as additional areas of riparian vegetation that do not meet the federal jurisdictional wetland criteria. A

Lake or Streambed Alteration Agreement from the CDFG would be required for impacts to CDFG jurisdiction under Section 1602 of the California Fish and Game Code.

Regional Water Quality Control Board

If a ACOE Section 404 permit is required, the Regional Water Quality Control Board (RWQCB) will need to certify the project with a Section 401 certification or waiver before it can be implemented, as required by the federal Clean Water Act and in association with the wetland permits.

4.3.2 Impacts

Thresholds of Significance

Thresholds of significance for impacts to biological resources are based on Appendix G of the State CEQA Guidelines. Impacts related to biological resources would be considered significant if implementation of the Master Plan would result in one or more of the following:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS.

- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFG or USFWS.

- Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Impact Analysis

The following analysis addresses direct and indirect impacts to biological resources. A direct impact occurs when the primary effects of the project replace existing habitat with graded or developed areas. An indirect impact consists of secondary effects of a project, such as exotic species invasion, increased lighting, noise and increased human intrusion.

<u>Direct Impacts</u>

Vegetation Communities

Implementation of the Master Plan would directly impact sensitive vegetation communities as a result of construction of three future Master Plan projects, including the Life Safety Rebuild of Main Entrances (project 6), the proposed campus identification sign and the proposed parking lot in the southeastern canyon (project 9). All other proposed future construction projects would occur within the developed portion of campus and would not impact sensitive vegetation communities. Potential impacts resulting from implementation of all future Master Plan projects are summarized in Table 4.3-4, *Impacts to Vegetation Communities*, and illustrated in Figure 4.3-2, *Vegetation and Sensitive Resources/Impacts*. Table 4.3-5, *Master Plan Projects Resulting in Impacts to Sensitive Vegetation Communities*, summarizes impacts to sensitive vegetation communities from each of the three noted Master Plan projects. While impacts to biological resources resulting from project 9 are addressed in this section, construction of project 9 is not likely to occur within the planning horizon of the Master Plan. For this reason, potential impacts to vegetation communities without implementation of Master Plan project 9 have also been determined, and are summarized in Table 4.3-6, *Impacts to Sensitive Vegetation Communities Excluding Master Plan Project 9*.

Construction of the Life Safety Rebuild of Main Entrances (project 6) would directly impact less than 0.01 acre (approximately 250 square feet) of Diegan coastal sage scrub and 0.1 acre of disturbed Diegan coastal sage scrub, which occurs along the slopes in the southeastern portion of campus, adjacent to the eastern side of Griffin Drive. The District and the City of El Cajon together determined that this impact to 0.1 acre of disturbed Diegan coastal sage scrub (including the 250 square feet of the undisturbed association) is not considered significant and no mitigation or 4(d) take authorization would be required. This determination and its details are documented in a letter from the District to the City of El Cajon contained in Appendix D of this document (Grossmont-Cuyuamaca Community College District 2004).

The Life Safety Rebuild of Main Entrances (project 6) also would impact 0.2 acre of non-native grassland on the adjacent parcel to the immediate south that was recently acquired by the District from Caltrans. The majority of this parcel is located within the City of El Cajon; however, approximately 0.04 acre of the 0.2-acre impact area is located within the City of San Diego. In accordance with the City of San Diego's Significance Determination Thresholds (City of San Diego 2004b), impacts occurring within the City of San Diego to upland sensitive vegetation communities of less than 0.1 acre and less than 1 acre of non-native grassland surrounded by development are not considered significant and do not require mitigation. Thus, the impact to 0.04 acre of non-native grassland within the City of San Diego is not considered a significant impact. Impacts to the remaining 0.2 acre (rounded up from 0.16 acre) of non-native grassland within the City of El Cajon would be considered significant.

Construction of the campus identification sign would directly impact 0.1 acre of Diegan coastal sage scrub and less than 0.1 acre (0.02 acre) of scrub oak chaparral. The impact footprint of the proposed sign and associated access road would occur within the north-facing hillside in the northern portion of the campus, which contains native habitat dominated by Diegan coastal sage scrub. At this time, this impact would be considered significant.

As stated above, the proposed parking lot in the southeastern portion of campus (project 9) is included as a future project in the Master Plan; however, it is unlikely that it would be constructed within the planning horizon of the Master Plan. Nonetheless, potential impacts to biological resources resulting from implementation of project 9 have been calculated in this analysis.

Construction of project 9 would directly impact sensitive vegetation communities on and off campus. The extent of direct impacts to sensitive vegetation communities resulting from construction of project 9 would depend on the source of fill dirt for the proposed parking lot. If fill material is attained from an off-campus location, implementation of project 9 would directly impact three sensitive vegetation communities, including 0.3 acre of baccharis scrub (0.2 acre on campus and less than 0.1 acre off campus), 9.3 acres of Diegan coastal sage scrub (including disturbed; 4.0 acres on campus and 5.3 acres off campus) and 2.3 acres of southern mixed chaparral (2.1 acres on campus and 0.2 acre off campus). The Master Plan, however, identifies the baseball/softball field area in the northeastern portion of campus as a possible excavation location to use as fill for the canyon. If fill material is excavated from this on-campus location, impacts would increase by an additional 1.5 acres of Diegan coastal sage scrub (including disturbed) and 0.4 acre of scrub oak chaparral. Impacts to these communities would be significant.

In addition to effects on sensitive habitat discussed above, implementation of the Master Plan also would impact less than 0.1 acre of eucalyptus woodland, up to 0.4 acre of disturbed habitat and up to 25.1 acres of developed land. Impacts to these vegetation communities are considered less than significant because they are not considered sensitive.

Table 4.3-4
IMPACTS TO VEGETATION COMMUNITIES
(acre[s])*

Vegetation Community	Existing	Impacts			
		On-Campus Impacts		Off-campus Impacts	Total Potential Impacts
		Off-campus Fill	On-campus Fill		
Sensitive Vegetation Communities					
Southern arroyo willow riparian forest	0.26	0	0	0	0
Southern willow scrub	0.30	0	0	0	0
Freshwater marsh	0.11	0	0	0	0
Riparian scrub	0.15	0	0	0	0
Baccharis scrub	1.7	0.3	0.3	<0.1	0.3
Diegan coastal sage scrub (including disturbed)	17.8	4.1	5.5	5.3	10.8
Coastal sage – chaparral scrub	2.8	0	0	0	0

Table 4.3-4 (cont.)
IMPACTS TO VEGETATION COMMUNITIES
(acre[s])*

Vegetation Community	Existing	Impacts			
		On-Campus Impacts		Off-campus Impacts	Total Potential Impacts
		Off-campus Fill	On-campus Fill		
Sensitive Vegetation Communities (cont.)					
Scrub oak chaparral	2.7	<0.1	0.4	0	0.4
Southern mixed chaparral (including disturbed)	18.9	2.1	2.1	0.2	2.3
Chamise chaparral	0.2	0	0	0	0
Non-native grassland	--	0	0	0.2	0.2
Subtotal	**44.92**	**6.5**	**8.3**	**5.7**	**14.0**
Non-sensitive Vegetation Communities					
Eucalyptus woodland	<0.1	<0.1	<0.1	0	<0.1
Disturbed habitat	0.9	0.2	0.4	<0.1	0.4
Developed**	91.1	16.4	24.9	0.2	25.1
Subtotal	**92.0**	**16.6**	**25.3**	**0.2**	**25.5**
TOTALS	**136.9**	**23.1**	**33.6**	**5.9**	**39.5**

*Wetland habitat acreage totals are rounded to the nearest hundredth; upland and other habitats are rounded to the nearest tenth.
**Impacted developed areas include the Learning Resources Center Addition and Tech Mall (project 1), Secondary Effects of Tech Mall (project 2), and New Science Building (project 4), the environmental effects of which were evaluated in previous CEQA documents.
Source: HELIX 2004.

Table 4.3-5
MASTER PLAN PROJECTS RESULTING IN IMPACTS TO SENSITIVE VEGETATION COMMUNITIES
(acre[s])

Sensitive Vegetation Communities	Project 6	Campus Identification Sign	Project 9		Maximum Potential Impacts
			Off-campus Fill Source	On-campus Fill Source	
Baccharis scrub	0	0	0.3	0.3	0.3
Diegan coastal sage scrub (including disturbed)	0.1	0.1	9.3	10.8	10.8[1,2]
Scrub oak chaparral	0	<0.1	0	0.4	0.4[2]
Southern mixed chaparral	0	0	2.3	2.3	2.3
Non-native grassland	0.2	0	0	0	0.2
TOTAL	0.3	0.1	11.9	13.8	14.0

[1]The portion of the impact area of project 6 located within Diegan coastal sage scrub lies within the development footprint of project 9 (see Figure 4.3-2).
[2]The impact footprint of the campus identification sign lies within the limits of the potential on-campus excavation area for project 9 (see Figure 4.3-2).

Table 4.3-6 IMPACTS TO VEGETATION COMMUNITIES EXCLUDING MASTER PLAN PROJECT 9 (acre[s])*				
Vegetation Community	**Existing**	**Impacts**		
		On-Campus Impacts	**Off-campus Impacts**	**Total Potential Impacts**
Sensitive Vegetation Communities				
Southern arroyo willow riparian forest	0.26	0	0	0
Southern willow scrub	0.30	0	0	0
Freshwater marsh	0.11	0	0	0
Riparian scrub	0.15	0	0	0
Baccharis scrub	1.7	0	0	0
Diegan coastal sage scrub (including disturbed)	17.8	0.2	0	0.2
Coastal sage – chaparral scrub	2.8	0	0	0
Scrub oak chaparral	2.7	<0.1	0	<0.1
Southern mixed chaparral (including disturbed)	18.9	0	0	0
Chamise chaparral	0.2	0	0	0
Non-native grassland	--	0	0.2	
Subtotal	**44.92**	**0.2**	**0.2**	**0.4**
Non-sensitive Vegetation Communities				
Eucalyptus woodland	<0.1	0	0	0
Disturbed habitat	0.9	0.2	<0.1	0.2
Developed**	91.1	16.4	0.2	16.6
Subtotal	**92.0**	**16.6**	**0.2**	**16.8**
TOTALS	**136.9**	**16.8**	**0.4**	**17.2**

*Wetland habitat acreage totals are rounded to the nearest hundredth; upland and other habitats are rounded to the nearest tenth.
**Impacted developed areas include the Learning Resources Center Addition and Tech Mall (project 1), Secondary Effects of Tech Mall (project 2), and New Science Building (project 4), the environmental effects of which were evaluated in previous CEQA documents.

ACOE and CDFG Jurisdictional Wetlands

Implementation of the Master Plan would not directly impact jurisdictional areas known at this time; however, an assessment of the potential jurisdictional features of the baccharis scrub should be made prior to development of the proposed parking lot in the southeastern canyon (project 9).

Sensitive Plants

Implementation of the Master Plan (project 9) would impact approximately 25 percent of the individuals of San Diego County viguiera on campus, a CNPS List 4 sensitive plant species (see Figure 4.3-2). This species is not federally or state listed as threatened or endangered and thus, impacts to the San Diego County viguiera would be less than significant.

Sensitive Animals

Potential habitat for the federally listed threatened coastal California gnatcatcher, Diegan coastal sage scrub, occurs on campus in the northeastern, southeastern and western portions of campus. Implementation of the Master Plan, specifically projects 6, 9 and the campus identification sign (described above), would impact habitat of the coastal California gnatcatcher and may result in direct impacts to this species. One juvenile gnatcatcher was observed in the southeastern portion of campus during protocol surveys conducted for the Life Safety Rebuild of Main Entrances project (project 6). The area in which the species was observed would be directly impacted by Master Plan project 9 (see Figure 4.3-2). The juvenile, however, was only observed on one of the three conducted surveys and was likely a dispersing individual. Since no nesting pairs were observed, further surveys would be required at the time of construction to determine if the habitat is actually occupied. Impacts to this sensitive species and/or its habitat are considered significant and would require the District to obtain take authorization through ESA Section 4(d) from the City of El Cajon. However, projects that would impact less than one acre of Diegan coastal sage scrub may be exempt from the 4(d) process provided the habitat is not occupied. If the City of El Cajon does not have any remaining take allowance under the 4(d) rule when the District would impact more than one acre of coastal sage scrub, the City may apply to the County of San Diego for use of its 4(d) allowable take allocation on behalf of the District. Preliminary discussions with the City of El Cajon indicate this appears to be the case. Use of Section 4(d) would require concurrence from the USFWS and CDFG. Alternatively, the District could obtain take authorization via an ESA Section 7 or 10(a) permit directly from the USFWS.

Construction of the proposed projects under the Master Plan could potentially directly impact raptor foraging and nesting habitat through removal of large trees on campus, which could be significant if not mitigated.

In addition, implementation of the Master Plan, specifically projects 6, 9 and the campus identification sign, could potentially impact other nesting avian species within the project limits during construction. Direct impacts to active avian nests are prohibited under the federal Migratory Bird Treaty Act (16 U.S.C. 703-712). Vegetation removal and/or construction activities occurring during the bird breeding season (generally February through August) could result in a potentially significant impact to nesting avian species listed by the Migratory Bird Treaty Act.

Indirect Impacts

Potential indirect impacts from project construction could include decreased water quality (i.e., through sedimentation, contaminants or fuel release), fugitive dust, colonization of non-native plant species in previously undisturbed areas, edge effects, roadkill, night lighting, errant construction impacts and noise impacts.

Water Quality

Water quality can be adversely affected by potential surface runoff and sedimentation. The use of petroleum products (i.e., fuels, oils and lubricants) could potentially contaminate surface water and affect biological resources. Decreased water quality may adversely affect vegetation, aquatic animals and terrestrial wildlife that depend on such resources. The District must comply with control requirements of the National Pollutant Discharge Elimination System (NDPES) enforced by the RWQCB during the construction and operation of the proposed facilities, as discussed in Section 4.6, *Hydrology/Water Quality*. Compliance with the water quality regulations would ensure potential water quality impacts to biological resources would be less than significant.

Fugitive Dust

Fugitive dust can disperse onto sensitive vegetation. A continual cover of dust may reduce the overall vigor of individual plants by reducing their photosynthetic capabilities and increasing their susceptibility to pests or disease. In turn, this could affect animals dependent on affected plants. Clearing and grading could result in the deposition of substantial amounts of dust on plants within the open space areas; however, the majority of construction under the Master Plan would occur within the campus interior, away from native vegetation. Implementation of dust control mitigation measures, as discussed in Section 4.2, *Air Quality*, would reduce potential dust impacts on biological resources to below a level of significance.

Non-native Plant Species

Non-native plants can colonize disturbed areas and could potentially spread into adjacent native habitats. Many of these non-native plants are highly invasive and can displace native vegetation, reducing native species diversity. An abundance of non-native species could potentially increase flammability and fire frequency, change ground and surface water levels and adversely affect native wildlife that is dependent on native plant species. Colonization by non-native plant species in non-impact areas and the resulting degradation of habitat used by native species could be considered a significant impact; however, the proposed Master Plan would not substantially increase the developed edge where good quality habitat would remain and may potentially decrease it by eliminating the native habitat interface between the campus and the highway in the southeast corner of campus. Minimal new landscaping is proposed along the edge of campus where native habitat exists; only the outer perimeter of project 9 and its borrow location would be revegetated (should project 9 be constructed). The District would use species that are compatible with the adjacent native communities on these future slopes. Thus, potential impacts related to colonization of non-native plant species would not be significantly increased by implementation of the Master Plan.

Human Activity/Edge Effects

Urbanization and increases in human activity can result in degradation of sensitive vegetation by fragmenting the land and forming edges between developed areas and habitat. These edges make it easier for non-native plant species to invade native habitats, and for native and non-native predators to access prey that may have otherwise been protected within large, contiguous blocks of habitat. In addition, secondary extinctions through disruption of predator-prey, parasite-host and plant-pollinator relations also can occur. Edge effects can be particularly significant. Illegal dumping of trash also is expected to increase in these areas as the campus and area population grows. These impacts are not expected to substantially increase upon implementation of the Master Plan because the campus population would increase by less than 15 percent and thus, would not be considered significant.

Roadkill

Implementation of the Master Plan is likely to result in an increase in the number of vehicles on campus. Roadkill impacts would be considered significant if it resulted in adverse effects to federally or state listed species; however, no observed listed or sensitive species are expected to be affected by roadkill. Therefore, effects from roadkill would not be considered significant.

Night Lighting

Night lighting exposes wildlife species to an unnatural light regime and may alter their behavior patterns, which could result in a loss of species diversity. Night lighting on native habitats also can provide nocturnal predators with an unnatural advantage over their prey. This could cause an increased loss in native wildlife. Unless appropriate measures are taken to prevent release of light into the adjacent habitat, night lighting could result in a potentially significant impact. As discussed in Section 4.1, *Aesthetics/Visual Quality*, Mitigation Measure 4.1-3 would require that all proposed outdoor lighting be shielded and directed to minimize spillover onto adjacent open space areas. Implementation of the noted mitigation measure would ensure that associated indirect lighting impacts to biological resources would be less than significant.

Errant Construction Impacts

Another potential significant indirect impact of project construction is errant impacts outside the limits of construction (i.e., construction vehicles encroaching beyond the limits of work and entering native habitat). Any such activities occurring outside the construction limits within sensitive habitat would be considered a significant indirect impact. Construction of the campus identification sign on the hillside in the northeastern portion of campus, the Life Safety Rebuild of Main Entrances project and/or the parking lot in the southeast canyon (including potential excavation of the baseball field area for use as fill) could potentially result in significant indirect impacts related to errant construction activities due to the presence of adjacent sensitive habitat.

Noise

Noise can cause animals to flee, which could be especially significant to birds that may abandon active nests. Additionally, birds may also be susceptible to other disturbances, other than noise, from construction sites. As a result, if noise levels from construction would exceed 60 dB(A) L_{eq} within gnatcatcher habitat (or increase ambient noise levels where the existing ambient level is greater than 60 dB(A) L_{eq}), or if any construction activity would occur within 500 feet of an active raptor nest (300 feet for a Cooper's hawk nest), indirect noise impacts to biological resources would be considered significant. Although no active raptor nests were observed on campus during general surveys, it is possible that an existing nest may occur in habitat adjacent to the developing portion of campus.

4.3.3 Mitigation Measures

Implementation of the following mitigation measures would reduce potentially significant direct and indirect impacts related to biological resources to below a level of significance:

Direct Impacts

Mitigation requirements for direct impacts to sensitive vegetation communities would depend on whether Master Plan project 9 is constructed within the planning horizon of the Master Plan. If project 9 is constructed, Mitigation Measures 4.3-1a and 4.3-2a would apply. If, however, project 9 is not constructed, Mitigation Measures 4.3-1b and 4.3-2b would apply.

Mitigation Measure 4.3-1a: If Master Plan project 9 is constructed within the planning horizon of the Master Plan, impacts to 0.3 acre of baccharis scrub and 10.8 acres of Diegan coastal sage scrub shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 1.5:1 (average of 1:1 and 2:1), requiring on-campus preservation and off-campus acquisition (via purchase of mitigation credits in an approved mitigation bank or acquisition of a parcel containing appropriate acreage of habitat) of 0.4 acre of baccharis scrub and 16.2 acres of Diegan coastal sage scrub (including various associations). Mitigation requirements shall be satisfied through on-campus preservation of a minimum of 0.4 acre of baccharis scrub in the western slopes of campus, 2.8 acres of coastal sage-chaparral scrub in the western slopes of campus, 12.3 acres of Diegan coastal sage scrub in the western and northeastern slopes of campus; and purchase of mitigation credits or acquisition of 0.4 acre of Diegan coastal sage scrub. These mitigation requirements are summarized in Table 4.3-7, *Impacts and Mitigation of Vegetation Communities Including Master Plan Project 9*.

Mitigation Measure 4.3-1b: If Master Plan project 9 is not constructed within the planning horizon of the Master Plan, impacts would occur to 0.2 acre of Diegan coastal sage scrub. Per an agreement between the District and the City of El Cajon, impacts to less than 0.01 acre (250 square feet) of Diegan coastal sage scrub and 0.1 acre of disturbed Diegan coastal sage scrub resulting from construction of project 6 is not considered significant and no mitigation is required. No such determination has been made for the remaining 0.1-acre impact to Diegan coastal sage scrub resulting from construction of the campus identification sign. If the District and the City of El Cajon conclude that this 0.1-acre impact to Diegan coastal sage scrub is not significant, no mitigation would be required. However, if this impact is considered significant, impacts to 0.1 acre of Diegan coastal sage scrub shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 1.5:1 (average of 1:1 and 2:1), requiring on-campus preservation of 0.2 acre of Diegan coastal sage scrub. Mitigation requirements shall be satisfied through on-campus preservation of a minimum of 0.2 acre of Diegan coastal sage scrub in the western, southeastern and northeastern portions of campus. These mitigation requirements are summarized in Table 4.3-8, *Impacts and Mitigation of Vegetation Communities Excluding Master Plan Project 9*.

Mitigation Measure 4.3-2a: If Master Plan project 9 is constructed within the planning horizon of the Master Plan, impacts to 0.4 acre of scrub oak chaparral and 2.3 acres of southern mixed chaparral shall be mitigated, pursuant to NCCP Guidelines, at a minimum ratio of 1:1 with preservation of a minimum of 0.4 acre of scrub oak chaparral in the northern portion of campus and 2.3 acres of southern mixed chaparral in the western portion of campus. These mitigation requirements are summarized in Table 4.3-7.

Mitigation Measure 4.3-2b: If Master Plan project 9 is not constructed within the planning horizon of the Master Plan, impacts to less than 0.1 acre (0.02 acre) of scrub oak chaparral shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 1:1 with preservation of a minimum of 0.02 acre of scrub oak chaparral in the northern portion of campus. These mitigation requirements are summarized in Table 4.3-8.

Mitigation Measure 4.3-3: Impacts to 0.2 acre of non-native grassland shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 0.5:1 through on-campus preservation of 0.1 acre of equivalent Tier III habitat (southern mixed chaparral).

Table 4.3-7
IMPACTS AND MITGATION OF VEGETATION COMMUNITIES INCLUDING MASTER PLAN PROJECT 9

Vegetation Community	Acreage On Campus*	Total Potential Impacts	Mitigation Ratio	Required Mitigation	Proposed Open Space
Sensitive vegetation communities					
Southern arroyo willow riparian forest	0.26	0	3:1	0	0.26
Southern willow scrub	0.30	0	3:1	0	0.30
Freshwater marsh	0.11	0	3:1	0	0.11
Riparian scrub	0.15	0	3:1	0	0.15
Baccharis scrub	1.7	0.3	1.5:1	0.5	1.2
Diegan coastal sage scrub (including disturbed)	17.8	10.8	1.5:1	16.2	12.3
Coastal sage-chaparral scrub	2.8	0	1.5:1	0	2.8
Scrub oak chaparral	2.7	0.4	1:1	0.4	2.3
Southern mixed chaparral (including disturbed)	18.9	2.3	1:1	2.3	16.8
Chamise chaparral	0.2	0	1:1	0	0.2
Non-native grassland	--	0.2	0.5:1	0.1**	0
Non-sensitive vegetation communities					
Eucalyptus woodland	<0.1	<0.1	N/A	0	0
Disturbed habitat	0.9	0.4	N/A	0	0.5
Developed	91.1	25.1	N/A	0	0
TOTAL	**136.9**	**39.5**		**19.4**	**36.8**

*Wetland habitat acreage totals are rounded to the nearest hundredth; upland and other habitats are rounded to the nearest tenth.
**Mitigation requirements for impacts to non-native grassland will be satisfied through on-campus preservation of 0.1 acre equivalent Tier III habit (southern mixed chaparral).
Source: HELIX 2004.

Table 4.3-8
IMPACTS AND MITGATION OF VEGETATION COMMUNITIES EXCLUDING MASTER PLAN PROJECT 9

Vegetation Community	Acreage On Campus*	Total Potential Impacts	Mitigation Ratio	Required Mitigation	Proposed Open Space
Sensitive vegetation communities					
Southern arroyo willow riparian forest	0.26	0	3:1	0	0.26
Southern willow scrub	0.30	0	3:1	0	0.30
Freshwater marsh	0.11	0	3:1	0	0.11
Riparian scrub	0.15	0	3:1	0	0.15
Baccharis scrub	1.7	0	1.5:1	0	1.7
Diegan coastal sage scrub (including disturbed)	17.8	0.2	1.5:1	0.2**	17.6
Coastal sage-chaparral scrub	2.8	0	1.5:1	0	2.8
Scrub oak chaparral	2.7	<0.1	1:1	<0.1	2.7
Southern mixed chaparral (including disturbed)	18.9	0	1:1	0	18.9
Chamise chaparral	0.2	0	1:1	0	0.2
Non-native grassland	--	0.2	0.5:1	0.1***	0
Non-sensitive vegetation communities					
Eucalyptus woodland	<0.1	<0.1	N/A	0	0
Disturbed habitat	0.9	0.4	N/A	0	0.5
Developed	91.1	24.9	N/A	0	0
TOTAL	136.9	25.9		0.4	45.2

*Wetland habitat acreage totals are rounded to the nearest hundredth; upland and other habitats are rounded to the nearest tenth.
**Per an agreement between the District and the City of El Cajon, no mitigation is required for impacts to 0.1 acre of Diegan coastal sage scrub resulting from construction of project 6. No such determination has been made for the remaining 0.1-acre impact to Diegan coastal sage scrub resulting from construction of the campus identification sign. Therefore, mitigation requirements and achievement of such requirements are addressed for the campus identification sign in the event that this impact would require mitigation.
***Mitigation requirements for impacts to non-native grassland will be satisfied through on-campus preservation of 0.1 acre equivalent Tier III habit (southern mixed chaparral).

Mitigation Measure 4.3-4: If clearing, grading or construction for projects 6, 9 and/or the campus identification sign is planned to occur during the breeding season for California gnatcatchers (February 15 to August 30), pre-construction surveys, pursuant to the protocol survey guidelines established by the USFWS, shall be conducted no more than one year prior to construction by a qualified biologist in and adjacent to potential nesting habitat to be cleared to determine the presence or absence of gnatcatchers on campus. If there are no gnatcatchers nesting within this area, no further mitigation would be required and development would be allowed to proceed. If, however, any gnatcatchers are observed nesting within this area, no clearing or grading of occupied gnatcatcher habitat shall occur during the breeding season (February 15 to August 30).

Mitigation Measure 4.3-5: If removal of mature trees is planned to occur during the breeding season for raptors (February 1 through July 31), pre-construction surveys for active raptor nests shall be conducted no more than one year prior to construction by a qualified biologist within the potential nesting habitat to be cleared. If there are no raptors nesting within this area, no further mitigation would be required and development would be allowed to proceed. If an active raptor nest is found within this area, no clearing of active raptor nesting habitat shall occur during the breeding season (February 1 through July 31).

Mitigation Measure 4.3-6: If clearing, grading or construction of projects 6, 9 and/or the campus identification sign is planned to occur during the bird breeding season (February through August), pursuant to the Migratory Bird Treaty Act (MBTA), one pre-construction nesting bird survey shall be conducted no more than 30 days prior to construction by a qualified biologist in all breeding/nesting habitat within the limits of construction. If an active nest of a bird listed by the MBTA is observed, no clearing or grading shall occur until after the bird breeding season, or until a qualified biologist determines that nesting birds have fledged. A second survey shall be conducted 3 days prior to commencement of construction to confirm the results of the first survey.

Mitigation Measure 4.3-7: Prior to construction of project 9, a formal jurisdictional wetland delineation shall be conducted by a qualified biologist to determine potential jurisdictional features of the baccharis scrub within the southeast canyon. If the delineation concludes that the baccharis scrub does not constitute a jurisdictional area, then no further mitigation would be required. If, however, the delineation identifies the baccharis scrub as jurisdictional, then the District shall obtain the required permit(s), pursuant to Section 404 of the federal Clean Water Act and/or Section 1602 of the California Fish and Game Code, prior to commencement of construction.

Indirect Impacts

Mitigation Measure 4.3-8: If clearing, grading or construction for projects 6, 9 and/or the campus identification sign is planned to occur during the breeding season for California gnatcatchers (February 15 to August 30), pre-construction surveys, pursuant to the protocol survey guidelines established by the USFWS, shall be conducted no more than one year prior to construction by a qualified biologist within coastal sage scrub habitat within 500 feet of the limits of construction. If gnatcatchers are not observed within 500 feet of the limits of construction during the protocol surveys, no additional mitigation would be required and development would be allowed to proceed. If gnatcatchers are observed within the 500 feet, one of the following actions must occur: (1) development shall be postponed until after the breeding season; or (2) the District shall retain an acoustician to determine appropriate measures to reduce construction noise levels to less than 60 dB(A) L_{eq} at the edge of the occupied habitat. If ambient noise levels currently exceed 60 dB(A) L_{eq}, then noise attenuation measures shall be implemented to prevent construction noise from exceeding existing ambient levels during this period. Noise reduction measures may include operational adjustments (i.e., placing noisy equipment at greater distance from the habitat or shortening the operating period of noisy equipment) and/or installation of temporary noise barriers. If noise reduction measures are necessary, bi-weekly monitoring by the acoustician shall be conducted at the edge of occupied habitat to ensure that noise levels do not exceed 60 dB(A) L_{eq} (or increase ambient levels if existing noise levels in the habitat currently exceed 60 dB(A) L_{eq}). If the noise reduction measures are determined inadequate by the acoustician, then construction activities shall cease until such a time that adequate noise attenuation is achieved, or until after the breeding season.

Mitigation Measure 4.3-9: If clearing, grading or construction is planned to occur during the breeding season for raptors (February 1 through July 31), pre-construction surveys for active raptor nests shall be conducted no more than one year prior to construction by a qualified biologist in and adjacent to the construction area in potential nesting habitat within 500 feet of the limits of construction. If there are no raptors nesting within this area, no further mitigation would be required and development would be allowed to proceed. If any active raptor nests are found, one of the following actions must occur: (1) development shall be postponed until after the breeding season or until a qualified biologist determines that the nest is no longer active; or (2) construction activities shall remain a minimum distance of 500 feet from the active nest.

Mitigation Measure 4.3-10: Prior to construction of the projects 6, 9 and/or the campus identification sign, the limits of construction shall be delineated with silt fencing/fiber rolls and orange construction fencing to ensure that construction activities remain within the defined limits of construction and avoid impacts to adjacent sensitive habitat areas. A qualified biologist shall inspect the fencing upon installation and shall monitor construction activities to avoid unauthorized impacts during grading.

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SECTION 4.4

CULTURAL RESOURCES

4.4 CULTURAL RESOURCES

A cultural resource survey for the Master Plan was conducted by Kyle Consulting in July 2003, in compliance with the California Environmental Quality Act (CEQA). This survey included a literature review, record search and field survey of the undeveloped portions of the campus. The report is contained in Appendix E of this document and is summarized herein.

4.4.1 Background/Prehistoric Context

San Diego County was occupied prehistorically by at least two major cultural groups. The first inhabitants of the region, identified as the San Dieguito Complex, abandoned drying inland lakes of the California desert and entered San Diego County as early as 9,000 years ago. These people hunted, fished, milled plant foods, and collected and processed shellfish. The San Dieguito Complex continued to occupy the region from at least 8,300 to roughly 1,300 years ago as the La Jolla Complex, Pauma Complex and Encinitas Tradition. Archaeological sites reflecting this occupation include coastal shell habitation sites, inland hunting and milling camps, and quarry sites.

Occupation of San Diego County from 1,300 years ago (Late Period) by Northern Diegueño/Ipai and Luiseño is well documented by numerous habitation sites. Artifacts and cultural patterns reflecting this occupation include small projectile points, pottery, obsidian and cremations. Grossmont College is located within the Southern Diegueño/Ipai territory.

Record Search Results

The literature review and record search from the South Coastal Information Center identified that nine cultural resource studies were completed within a one-mile radius of the campus; however, no studies had been completed within the campus itself. Seven cultural resource sites were identified within the one-mile radius and include one prehistoric habitation site, three prehistoric lithic scatters, one historic trash deposit, a portion of the nineteenth century stage road into Santee and a series of dams at the eastern base of Cowles Mountain.

Survey Results

On April 30, 2003, an archaeologist surveyed the campus for cultural resources. Ground visibility was considered good within the developed areas of the campus. The undeveloped steep slopes on campus, however, are covered with dense stands of coastal sage scrub and non-native vegetation, which made ground visibility difficult. The survey consisted of a windshield survey of the entire campus and an intensive survey of all areas with ground visibility. Steep slopes were not surveyed. No cultural resources were identified during the field survey.

Regulatory Framework

Cultural resources are regulated by federal, State and local laws and guidelines. Specific criteria have been developed for determining the significance of prehistoric and historic sites and objects. Federal and State significance criteria generally focus on the uniqueness and integrity of a resource and its potential to contribute important information to academic research. Resources that do not meet the federal significance criteria may meet State significance criteria. The federal and State laws and guidelines for protecting historic resources are summarized below.

<u>National Historic Preservation Act of 1966</u>

The National Historic Preservation Act of 1966 established the National Register of Historic Places (NRHP) to identify cultural resources that have been nominated by State Offices for historical significance at the national, State and local levels. Resources generally must be at least 50 years old to be listed. Criteria for listing on the NRHP (36 Code of Federal Regulation Part 63) include districts, sites, buildings, structures and objects that are significant in American history, architecture, archaeology, engineering and culture; have the integrity of location, design, setting, materials, workmanship, feeling and association; and achieve at least one the following:

1. Associate with events that have made a significant contribution to broad patterns of American history.
2. Associate with the lives of significant persons in American history.

3. Represent the distinctive characteristics of a type, period or method of construction; characterize the work of a master; contain high artistic values; and demonstrate a significant and distinguishable entity, which may contain components that lack individual distinction.
4. Provide, or may likely provide, important prehistoric or historic information.

California Register of Historic Resources

The California Register of Historic Resources (CRHR; Public Resources Code 5020 *et seq*.) is maintained by the State Historic Preservation Office. Properties listed or formally designated eligible for listing on the NRHP, State Landmarks and State Points of Interest are consequentially included on the CRHR. Properties designated under local ordinances or identified through local historical resource surveys also are listed in the CRHR. The criteria for listing on the CRHR are nearly identical to those of the NRHP, but focus on resources of statewide significance.

California Senate Bill 297

The California Senate Bill 297 (1982) has been incorporated into Section 15064.5(d) and (e) of the State CEQA Guidelines. This bill addresses the protection of Native American burials in archaeological sites from disturbance, vandalism and inadvertent destruction. This bill includes procedures to be implemented if Native American skeletal remains are discovered during project construction. The Native American Heritage Commission was established by this bill to resolve disagreements regarding the origin of Native American remains.

4.4.2 Impacts

Thresholds of Significance

Thresholds of significance for impacts to cultural resources are based on Appendix G of the State CEQA Guidelines. Project impacts to cultural resources would be considered significant if one or more of the following were to result:

- Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5 of State CEQA Guidelines.

- Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of State CEQA Guidelines.

- Disturb any human remains, including those interred outside of formal cemeteries.

Impact Analysis

<u>Historical Resources</u>

Implementation of the Master Plan could potentially impact historical resources. The literature review, record search and field survey did not identify any historic resources within the campus or its immediate environs. The project would involve construction of new campus facilities and renovation of existing structures, all of which were constructed in 1964 or later. None of these existing structures are currently considered historic; however, because proposed renovation and/or demolition activities would occur over the planning horizon (2015), renovation and/or demolition of existing structures that would not occur until 2014 or 2015 could potentially impact historic structures, as they would be at least 50 years old at that time. Therefore, potentially significant impacts to historical resources may occur as a result of proposed renovation and/or demolition activities.

<u>Archaeological Resources</u>

The proposed project would not cause a substantial adverse change in the significance of any archaeological resources. The literature review, record search and survey did not identify any archaeological resources within the study area. Although the on-campus steep slopes were not surveyed, archaeological resources are generally not found within steep sloping terrain. Additionally, the slopes to the east and west of the developed portion of the campus were manufactured as part of campus construction. As a result, it is unlikely that any archaeological resources are present within the steep slopes on campus. Therefore, no impacts to archaeological resources would occur as a result of the proposed project.

The proposed project would not disturb any human remains, including those interred outside of formal cemeteries. Much of the campus has been disturbed by previous grading activities associated with campus development. The majority of proposed, future construction projects would be limited to the developed areas of campus, with the exception of the Life Safety Rebuild of Main Entrances (project 6) to the south, the campus identification sign and a surface parking lot in the southeast portion of the campus (project 9). The southeastern area of campus (in the vicinity of projects 6 and 9) consists of large manufactured fill slopes reaching heights of up to 100 feet that were created during initial campus development in 1964. The campus identification sign would occur in the northeast portion of campus on an undeveloped, north-facing steep slope. As mentioned above, archaeological resources are generally not found within steep sloping terrain. The project footprint of the Life Safety Rebuild of Main Entrances project would primarily encompass developed land. The literature review, record search and survey did not identify any cemeteries or human remains within the study area. Given that no cultural resource sites are located within the campus and the fact that the majority of proposed development areas have been previously graded and disturbed, the potential to uncover human remains during construction would be extremely low to nonexistent. Therefore, impacts related to disturbance of human remains would not occur as a result of the proposed project.

4.4.3 Mitigation Measures

Implementation of the following mitigation measure would reduce potentially significant impacts to historical resources below a level of significance:

Mitigation Measure 4.4-1: Prior to commencement of renovation and/or demolition of existing campus buildings that were constructed in 1964, the District shall retain the services of a qualified architectural historian should the renovation and/or demolition be proposed to occur in the year 2014 and beyond to determine the historical significance of any structure to be renovated or demolished. If the architectural historian determines that the building is not historically significant, no further mitigation is required and renovation and/or demolition activities may commence immediately. If, however, the architectural historian determines that any structure(s) is significant, then the architectural historian, in consultation with the District, will identify appropriate measures to mitigate significant impacts. The District shall implement such measures (if required) prior to renovation and/or demolition activities.

SECTION 4.5

GEOLOGY/SOILS

4.5 GEOLOGY/SOILS

The following analysis of geology/soils includes pertinent data from a site-specific geotechnical investigation conducted for a proposed building on campus (Kleinfelder, Inc. [Kleinfelder] 2000a). While this facility was evaluated in a separate CEQA analysis and is not included in the Master Plan EIR (refer to Section 3.4.4), portions of the associated geotechnical investigation are applicable to the campus as a whole (e.g., the seismic analysis). Additional information was derived from published sources including the California Geological Survey (CGS, formerly the California Division of Mines and Geology [CDMG]) and the Natural Resources Conservation Service (NRCS, formerly the U.S. Soil Conservation Service [SCS]).

4.5.1 Existing Conditions

Geologic/Topographic Setting

The Grossmont College campus is located in the western portion of the Peninsular Ranges Geomorphic Province, a region characterized by northwest trending structural blocks and intervening fault zones. Much of the province is underlain by bedrock ranging in age from Jurassic (approximately 213 to 144 million years old) to Cretaceous (approximately 144 to 65 million years old), including Jurassic metavolcanic and metasedimentary units (e.g., the Santiago Peak Volcanics) and Cretaceous granitic rocks associated with the southern California batholith. The westernmost portion of the Peninsular Ranges in San Diego County (also known as the San Diego Embayment) includes a thick sequence of marine and non-marine sediments deposited during numerous sea level transgression-regression cycles (i.e., advances and retreats) over approximately the last 55 million years. The campus is located near the eastern boundary of the San Diego Embayment, in a transitional area encompassing exposures of both igneous bedrock and overlying sedimentary strata. Geologic and surficial materials within the campus and immediate vicinity include recent fill and topsoil, Quaternary (approximately 2 million years or less in age) alluvium/colluvium, Tertiary (between approximately 65 and 2 million years in age) sedimentary units, and Cretaceous granitic rocks. Additional description of these materials is provided below under Stratigraphy.

The campus is located in a topographic area that is transitional between the coastal plain to the west and mountainous terrain to the east. The above described geologic units are locally overlain by surficial materials such as alluvium and topsoil, with more recent uplift and erosion in the San Diego region producing the characteristic canyon and mesa topography present today. Much of the central and southern portions of the campus have been developed or disturbed in association with existing college facilities. Undisturbed areas occur within steeper slopes and/or native habitat along portions of the eastern, western and northern campus boundaries. The existing on-site topographic profile is characterized by a generally level mesa in much of the central and southern portions of the campus. This mesa is a natural feature that extends north and south of the campus, and was expanded to the east and west during initial campus construction (1964) by filling several adjacent canyons (Spencer/Hoskins Associates 2000a). The developed portion of the campus is flanked by steep terrain sloping away from the central mesa along much of the western, eastern and northern boundaries. These areas include both natural and manufactured slopes, with a number of small incised drainages flowing away from the campus. Elevations within the campus range from a low of approximately 540 feet above mean sea level (AMSL) in a canyon along the east-central campus boundary, to a high of approximately 740 feet AMSL in the northwestern corner of the campus.

Stratigraphy

Based on review of the referenced geotechnical investigation and published literature, three surficial deposits and four geologic formations are known or likely to be present within the campus and immediate vicinity. The surficial deposits include recent fill, topsoil and Quaternary alluvium/colluvium, while geologic formations include the Tertiary Mission Valley Formation, Stadium Conglomerate and Friars Formation, as well as Cretaceous granitic rocks. All of these deposits are described below in order of increasing age.

<u>Artificial Fill</u>

Fill deposits consisting of fine- to medium-grained silty sand were observed to depths of approximately one foot during geotechnical investigation of the Science Center site, which is located in the west-central portion of the proposed Master Plan development area (Kleinfelder 2000a, see Figure 3-2). Similar deposits are likely present in other developed portions of the campus, in association with facilities such as structures and roads. In addition, six large fill deposits are located along the perimeter of the existing developed portion of the campus, as depicted on Figure 4.5-1, *Existing Canyon Fill Deposits*. These deposits extend to depths of between 60 and 100 feet, and are associated with the filling of adjacent canyons during initial campus construction, as previously noted. Existing fills within the campus are generally assumed to be undocumented (i.e., no documentation of conformance with industry/engineering standards), based on observations in the referenced geotechnical investigation and the lack of known documentation for other areas (e.g., the described canyon fills). The large fill located beneath the existing football stadium and track has reportedly experienced problematic settlement (Spencer/Hoskins Associates 2000a).

Topsoil

Topsoil encountered during geotechnical investigation at the Science Center site included "...3 to 4 inches of organic topsoil..." overlying the above described fill (Kleinfelder 2000a). Topsoil mapping has been conducted within the entire campus by the SCS (1973), with three distinct soil series (two of which incorporate several individual soil types) mapped on site. Specifically, mapped soil series in the project site include the Diablo and Redding series, as well as Terrace Escarpments, with summary description of on-site soil characteristics provided in Table 4.5-1, *Description of Mapped On-site Soil Properties*. Based on the previously disturbed/developed nature of much of the proposed Master Plan development area, it is considered likely that associated native soils have been largely removed or altered (e.g., by mixing with fill). Native topsoils in undisturbed areas (e.g., open space along portions of the eastern, western and northern boundaries) are expected to be generally intact as described in Table 4.5-1.

Quaternary Alluvium/Colluvium

No alluvial or colluvial deposits were encountered during geotechnical investigation of the Science Center site, and no such materials are mapped within or adjacent to the campus (CDMG 1975). Despite these observations, however, minor alluvial and/or colluvial deposits may occur in one or more of the canyon drainages located along the undeveloped perimeter of the campus (particularly along the western boundary). Alluvial materials generally consist of unconsolidated and poorly sorted sand, silt and clay, with variable amounts of cobbles and boulders. Colluvial (or slope wash) materials consist of more angular deposits that typically occur at the base of steeper slopes.

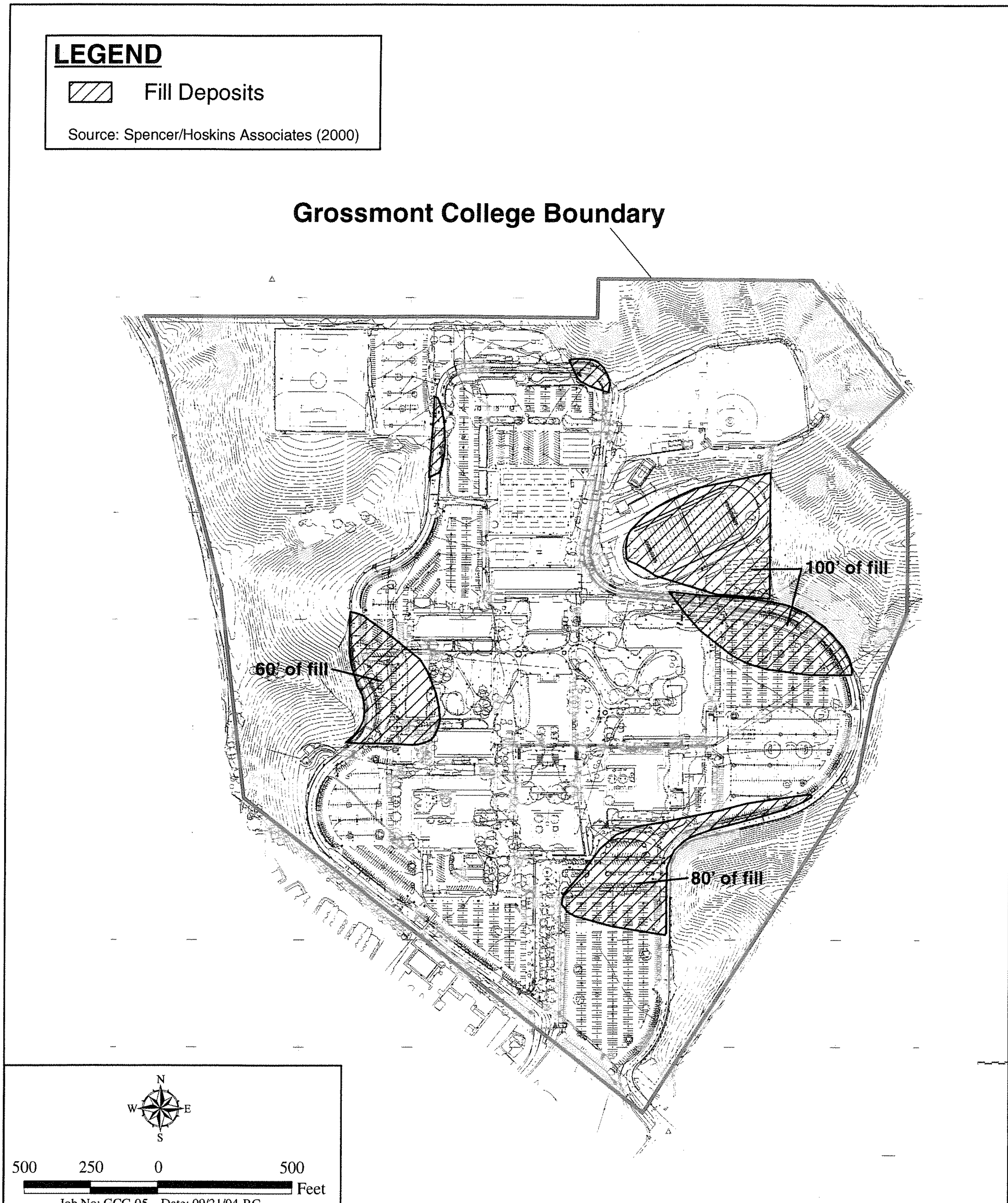
Table 4.5-1
DESCRIPTION OF MAPPED ON-SITE SOIL PROPERTIES

Soil	Physical Characteristics/Location	Expansion Potential	Reactivity	Erosion Potential
Diablo clay, 9 to 15 percent slopes	Well-drained, moderately deep to deep clay mapped on moderate slopes along portions of the southern and southeastern campus boundaries.	High	Neutral to mildly alkaline (pH 6.6 to 7.8)	Low to moderate
Diablo clay, 15 to 30 percent slopes	Well-drained, moderately deep to deep clay mapped within or adjacent to the northeastern campus boundary.	High	Neutral to mildly alkaline (pH 6.6 to 7.8)	Moderate to high
Redding gravelly loam, 2 to 9 percent slopes	Well-drained, moderately deep gravelly loam with a clay subsoil and hardpan. Mapped in level areas throughout much of the central campus, including most developed sites.	High	Strongly to moderately acidic (pH 5.1 to 6.0)	Low to moderate
Redding cobbly loam, dissected, 15 to 50 percent slopes	Well-drained and shallow cobbly loam with a hardpan. Mapped on steeper slopes along most of the east, west and northeast campus boundaries.	High	Strongly to moderately acidic (pH 5.1 to 6.0)	Moderate to high
Terrace escarpments	Very thin loamy or gravelly soil mapped on steeper canyon slopes in the northwestern corner of the campus.	Variable	No data available, but likely acidic based on local soils/geology	High

Source: SCS 1973.

Tertiary Mission Valley Formation

The Mission Valley Formation is composed of predominantly soft, friable, fine- to medium-grained marine and non-marine sandstone with local carbonate interbeds. This unit is widely exposed southwest of the campus, including areas within approximately 100 feet of the southern campus boundary along Grossmont College Drive. Due to its geographic and stratigraphic position, however (i.e., conformably overlying the Stadium Conglomerate, as described below), the Mission Valley Formation is not expected to occur (including subsurface exposures) within the campus.



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Existing Canyon Fill Deposits

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HELIX

Figure 4.5-1

Tertiary Stadium Conglomerate

The Stadium Conglomerate generally consists of a cobble conglomerate, with a coarse-grained, locally cross-bedded sandstone matrix and a massive (i.e., without notable structure such as bedding) conglomerate with predominantly cobble-size grains (between approximately 2 to 8 inches in diameter). The Stadium Conglomerate was observed at depths of approximately 1 foot below the surface during all 4 borings conducted at the Science Center site (Kleinfelder 2000a). Observed deposits of the Stadium Conglomerate in those borings consisted of fine- to medium-grained sand and fine- to coarse-grained gravel, with 4- to 6-inch diameter cobbles. These materials extended to depths of between 8 and 21 feet in the noted borings (i.e., to the terminal depth of all four borings), and are expected to underlie virtually the entire campus and adjacent areas (including all proposed Master Plan development areas, Kleinfelder 2000a; CDMG 1992a, 1975). Based on information provided in the prior geotechnical investigation (Kleinfelder 2000a) and local geologic mapping (CDMG 1975), the Stadium Conglomerate is expected to extend to depths of approximately 150 feet below the surface within the proposed Master Plan development area.

Tertiary Friars Formation

The Friars Formation includes poorly cemented, generally massive, medium-grained marine and non-marine sandstones, with interbeds of sandy claystone occurring locally and cobble conglomerate lenses present in the eastern-most extent of the formation (including the campus area). Mapped exposures of the Friars Formation occur in a canyon extending into the extreme northwestern corner of the campus, with more extensive exposures to the north and east (CDMG 1975). The Friars Formation is expected to conformably underlie the Stadium Conglomerate in most or all of the proposed Master Plan development area and, as noted above, likely occurs at depths of approximately 150 feet below the surface. Landslides are common in the claystone strata of this formation, with a number of associated landslide deposits mapped in areas east of the campus (CDMG 1995, 1992a, 1975).

Cretaceous Granitic Rocks

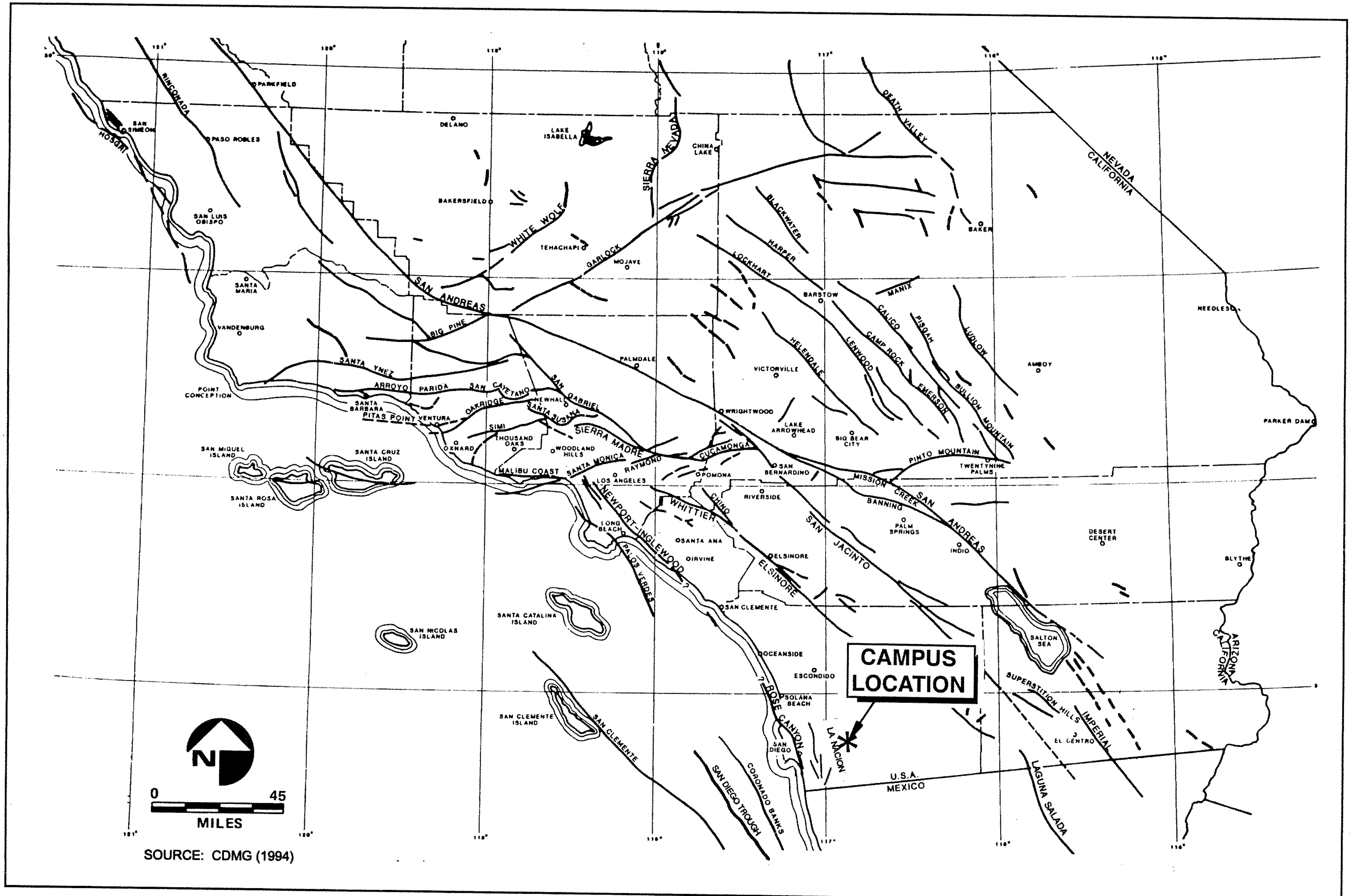
Undifferentiated Cretaceous granitic rocks are widely exposed in the campus vicinity, including extensive areas to the west. These rocks likely underlie the entire campus, although based on the stratigraphic relationships described above for Tertiary strata, granitic rocks are expected to occur at considerable depth (i.e., beneath the Stadium Conglomerate and/or Friars Formation, Kleinfelder 2000a, CDMG 1975).

Groundwater

Groundwater was not encountered during geotechnical investigation of the Science Center site, with subsurface exploration efforts (borings) extending to a maximum depth of 21 feet below the existing ground surface (Kleinfelder 2000a). The referenced geotechnical investigation did note, however, that local seepage or perched groundwater conditions could develop from high levels of precipitation or irrigation. Perched groundwater consists of one or more small unconfined aquifers supported by shallow impermeable (or semi-permeable) strata, and is typically variable in volume and extent with seasonal precipitation and/or irrigation levels. The campus is not located within or adjacent to permanent groundwater aquifers, with the closest such aquifer, the Santee/El Monte Groundwater Basin, located along the San Diego River approximately 1.1 miles to the north (San Diego County Water Authority [SDCWA] 1997). While no known data are available regarding groundwater depths within the campus, the Santee/El Monte Groundwater Basin exhibits average and maximum depths below the surface of approximately 100 and 200 feet, respectively (SDCWA 1997). Additional information on local groundwater conditions is provided in Section 4.6, *Hydrology/Water Quality*, of this EIR.

Structure and Seismicity

The campus is within a broad, seismically active region characterized by a series of northwest-trending faults associated with the San Andreas Fault System (Figure 4.5-2, *Regional Fault Map*). Pursuant to the Seismic Hazard Evaluation conducted for the Science Center site (Kleinfelder 2000a), the campus is within a California Building Code (CBC) Seismic Zone 4, and is in an area traditionally characterized by "moderate" seismic activity. No active or potentially active faults are mapped or known to occur within or adjacent to the campus, with the closest active faults located within onshore portions of the Rose Canyon Fault Zone approximately 10 miles to the west. Active faults are defined as those exhibiting historic seismicity or displacement of Holocene (approximately 11,000 years or less in age)



Regional Fault Map

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 4.5-2

HELIX

materials, while potentially active faults have no historic seismicity and displace Pleistocene (between approximately 11,000 and 2 million years old) but not Holocene strata.

No CGS Fault-Rupture Hazard Zones are present within the project site and vicinity (CDMG 1999), with the closest such hazard zones located along the above described onshore sections of the Rose Canyon Fault Zone. The noted Fault-Rupture Hazard designations are intended to "[r]egulate development near active faults so as to mitigate the hazard of surface fault rupture" (CDMG 1999).

A number of additional major faults occur within approximately 60 miles of the project site, as described in Table 4.5-2, *Major Fault Zones and Seismic Parameters in the Campus Region* (see also Figure 4.5-2). Based on an analysis of local seismicity, the Science Center Geotechnical Investigation estimated the maximum peak ground acceleration (or ground shaking) levels likely to affect the Science Center site as 0.28g and 0.21g, where g equals the acceleration due to gravity (Kleinfelder 2000a). These two acceleration values are associated with Upper Bound Earthquake (UBE) and Design Basis Earthquake (DBE) events (respectively) along the Rose Canyon Fault Zone. As defined in Section 1629A.2.6 of the CBC, the UBE is defined as "[t]he ground motion that has a 10 percent probability of being exceeded in 100 years (return period of about 950 years) or maximum level of motion which may ever be expected at the building site within the known geological framework." Similarly, the DBE is defined as "[t]he ground motion that has a 10 percent probability of being exceeded in 50 years (return period of about 475 years)." Because the Science Center site is located near the western boundary of the proposed Master Plan development area (and therefore in the area closest to the Rose Canyon Fault Zone), the identified ground acceleration levels are also considered the maximum values likely to affect the entire campus from a UBE or DBE along the Rose Canyon Fault Zone.

In addition to the major faults described above, several smaller fault traces have been mapped east of the project site. The closest of these structures is located approximately 1.5 miles to the east-northeast, and extends northwest-southeast between the El Cajon Valley and the community of Campo. This structure has been informally designated as the Lyons Valley Fault Zone, although the status of this feature as a fault has been questioned in recent analyses (Kleinfelder 2000b). The noted structure has been mapped as a fault by the CDMG (1994) and is designated as pre-Quaternary in age, with no known evidence of seismicity or displacement over approximately the last two million years.

Table 4.5-2
MAJOR FAULT ZONES AND SEISMIC PARAMETERS IN THE CAMPUS REGION

Fault Zone	Distance/Direction From Campus(Miles)	Maximum Earthquake Magnitude
Rose Canyon	10/W	6.9
Coronado Bank	23/W	7.4
Elsinore-Julian	31/NE	7.1
San Diego Trough	34/W	6.9
Newport-Inglewood (offshore)	34/NW	6.9
Earthquake Valley	34/NE	6.5
Elsinore-Coyote Mountain	39/E	6.8
Elsinore Temecula	39/N	6.8
San Jacinto-Coyote Creek	52/NE	6.8
San Jacinto-Borrego	54/NE	6.6
San Jacinto-Anza	55/NNE	7.2
Elsinore-Glen Ivy	60/NNW	6.8
La Nacion[1]	6/WSW	6.75

[1] The La Nacion Fault Zone is considered potentially active, with no definitive evidence for late-Quaternary displacement.
Source: Kleinfelder 2000a; CDMG 1994, 1992b.

Regulatory Framework

The campus is subject to a number of regulatory guidelines related to potential geologic hazards. These guidelines typically involve measures to evaluate risk and mitigate potential hazards through design, engineering and/or construction techniques. Specific standards that may be applicable to the design and construction of projects proposed by the Master Plan include applicable elements of the California Code of Regulations (CCR) Title 24 (i.e., the CBC), as well as existing industry standards such as the International Conference of Building Officials (IBCO 2000) Uniform Building Code (UBC) and the "Greenbook" Standard Specifications for Public Works Construction (Greenbook Committee of Public Works Standards 2003). In addition to these standards, construction on campus would be subject to applicable criteria (i.e., erosion/sedimentation and groundwater extraction/disposal) associated with permit requirements under the National Pollutant Discharge

Elimination System (NPDES). Requirements under the NPDES are discussed in Section 4.6 of this EIR (Hydrology/Water Quality) due to their relationship to water quality issues.

As previously noted, the CBC encompasses a number of requirements related to geologic issues, including seismic safety (Chapter 23); foundation and retaining wall design (Chapter 29); site demolition and excavation (Chapter 33); and grading, drainage and erosion control (Chapter 70). The CBC is based on the UBC (as described below), with specific amendments and modifications to reflect site-specific conditions in California.

The UBC and Greenbook standards are produced through joint efforts by industry groups such as the American Public Works Association (APWA) and IBCO to provide standard specifications for engineering and construction activities, including measures to accommodate seismic loading. The referenced guidelines, while not comprising formal regulatory requirements per se, are widely accepted by regulatory authorities and are routinely included in related standards such as the CBC and municipal building/grading codes. The UBC and Greenbook guidelines are regularly updated to reflect current industry standards and practices, including criteria such as the American Society for Testing of Materials (ASTM).

4.5.2 Impacts

Based on the previously referenced geotechnical investigation and published literature sources, existing soil and geologic conditions within the campus are not expected to preclude development under the proposed Master Plan. This conclusion assumes that all identified geotechnical recommendations would be implemented, and that conformance with all pertinent regulatory requirements would be maintained. The noted geotechnical recommendations are associated with a number of potential seismic and non-seismic geologic hazards, and include measures such as: (1) review of project grading and/or foundation plans by a qualified geotechnical engineer prior to development; (2) observation and testing of applicable grading and excavation activities (including fill placement) by a qualified geotechnical engineer; and (3) implementation of grading and design specifications identified for specific facilities in associated geotechnical investigations and/or subsequent reviews and field observations. Conformance with regulatory requirements (which is also identified in the Science Center Geotechnical Investigation) would include implementing existing industry standards and guidelines related to geotechnical issues, including applicable CBC, UBC, Greenbook and ASTM specifications. Specifically, implementing these standards and guidelines would be conducted through the preparation and implementation of site-specific geotechnical investigations for applicable facilities by a qualified geotechnical engineer.

Significance thresholds used in the evaluation of potential geology/soils impacts from implementing the proposed Master Plan are provided below, followed by an analysis of potential seismic and non-seismic impacts. The assessment of potential impacts is based on the assumption that identified geotechnical recommendations and regulatory conformance would be implemented as part of the Master Plan development process (including the completion of site-specific geotechnical investigations for applicable facilities), with specific applications noted where appropriate. As previously indicated, potential erosion and sedimentation impacts are discussed in Section 4.6 of this EIR, due to the relationship with water quality concerns and associated NPDES regulatory requirements.

Thresholds of Significance

Pursuant to significance threshold discussions provided in CEQA and the State CEQA Guidelines, project-related impacts associated with geologic hazards (not including erosion/sedimentation as noted above) would be considered potentially significant if they would:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure (including liquefaction) or landslides.

- Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project.

- Be located in areas of expansive or corrosive soils.

Impact Analysis

Seismic Hazards

Ground Rupture

Ground rupture and related phenomena such as lurching (i.e., the rolling motion of surface materials associated with passing seismic waves) can impact surface and subsurface structures through effects including the physical displacement of supporting strata and/or the structures themselves. No significant impacts related to seismic ground rupture (and related effects) are anticipated from implementation of the proposed Master Plan, however, based on the fact that no known active or potentially active faults likely to generate or be subject to such phenomena are located within or adjacent to the campus. While the potential for ground rupture to occur on-campus cannot be totally discounted (ground rupture effects could, for example, be associated with major regional seismicity or unknown faults), such potential is considered extremely low.

Ground Acceleration

Based on information provided above under Existing Conditions, the maximum peak ground acceleration levels anticipated within the campus from UBE and DBE events along the Rose Canyon Fault Zone are approximately 0.28g and 0.21g, respectively (Kleinfelder 2000a). These acceleration levels could result in moderate to severe ground shaking hazards and associated significant impacts to proposed facilities such as buildings, foundations and utilities (depending on factors including event duration, motion frequency and underlying soil/geologic conditions). Pursuant to the above discussions of geotechnical recommendations and regulatory conformance, however, all proposed Master Plan facilities would incorporate appropriate measures to accommodate projected seismic loading. Specifically, this would include any recommendations identified in site-specific geotechnical studies or field observations to be conducted for all new construction under the Master Plan, as well as conformance with CBC, UBC and/or Greenbook specifications. In addition, all Master Plan projects would be subject to structural plan check review and approval by the Division of the State Architect (DSA). As previously noted, these guidelines and reviews are intended to provide standard industry specifications and oversight for engineering and construction activities, including measures to accommodate seismic loading parameters.

Specific measures that may be used to accommodate seismic loading pursuant to the above requirements include: (1) proper site preparation (e.g., clearing and grubbing); (2) removal/replacement or treatment (e.g., recompaction) of unsuitable materials (e.g., compressible soils), with this measure particularly applicable to the large fill deposits shown on Figure 4.5-1; (3) use of approved fill with appropriate composition, depth, application methodology, moisture content and compaction parameters (pursuant to ASTM requirements); (4) use of appropriate design and location criteria for pavement, foundations and footings; (5) provision of adequate site drainage to avoid saturation of surficial materials (e.g., positive grading and use of subdrains); and (6) use of properly prepared and reinforced concrete and masonry. Implementation of and conformance with the described geotechnical investigations/recommendations, industry standards, and technical reviews/testing would reduce potential seismic ground acceleration impacts associated with the proposed Master Plan below a level of significance.

Liquefaction and Seismic Settlement

Liquefaction is the phenomenon whereby soils lose shear strength and exhibit fluid-like flow behavior. Loose, granular (i.e., cohesionless) soils with relative densities of less than approximately 70 percent are most susceptible to these effects, with liquefaction generally restricted to saturated or near-saturated soils at depths of less than 50 feet. Liquefaction most typically results from seismic ground acceleration, with related settlement and loss of support potentially resulting in significant impacts to surface and subsurface facilities.

The geotechnical investigation conducted for the Science Center site concluded that liquefaction and seismic settlement do not constitute a significant potential geologic hazard, due to the strength characteristics of underlying bedrock and the lack of observed (or anticipated) permanent shallow groundwater (Kleinfelder 2000a). The referenced investigation did, however, identify the potential for future occurrences of perched groundwater in areas where it is not currently present (i.e., from precipitation and/or irrigation). The occurrence of perched groundwater at the Science Center site or other Master Plan development areas could conceivably generate localized potential for liquefaction and seismic settlement hazards. This is particularly applicable to the previously described areas along the development perimeter that contain substantial existing fill deposits (see Figure 4.5-1). Accordingly, even though local soil and geologic conditions are generally not susceptible to liquefaction and seismic settlement, such effects (and related significant impacts) could potentially occur in association with Master Plan development. As discussed above for ground acceleration, however, Master Plan development would incorporate applicable seismic design measures pursuant to site-specific geotechnical studies and observations, as well as conformance with CBC, UBC, DSA and/or Greenbook specifications.

Specific design measures that may be used to address potential liquefaction and seismic settlement hazards pursuant to the above requirements include: (1) excavation (or overexcavation) and treatment (e.g., by compaction), and/or removal and replacement (i.e., with engineered fill) of unsuitable materials such as loose and/or saturated fill; (2) installation of subdrains in appropriate areas to avoid or reduce near-surface saturation; (3) use of proper fill composition, depth, application methodology, moisture content and compaction (per ASTM requirements); (4) use of appropriate design and location criteria for pavement, foundations and footings; and (5) use of native and/or drought-tolerant landscaping varieties to minimize irrigation requirements. Implementation of and conformance with the described geotechnical investigations and recommendations, industry standards, and technical reviews/testing would reduce potential Master Plan impacts related to seismically-induced liquefaction and settlement below a level of significance.

Landslides

The occurrence of landslides and other types of slope failures (e.g., mudslides) are influenced by a number of factors, including slope grade, geologic and soil characteristics, moisture levels and vegetation cover. Landsliding can be triggered by one or more specific (or combinations of) events, including seismic activity, gravity, fires and precipitation. No existing landslide or slope instability hazards were identified during the Science Center Geotechnical Investigation, with this study concluding that "[t]here is no potential for slope movements or landsliding." A similar conclusion is appropriate for the entire Master Plan development area, based on the level nature of this area, the fact that no existing landslide deposits are known or expected to occur there, and the lack of adjacent slopes with potential to affect the campus (i.e., the campus is on a mesa top with adjacent slopes grading away [down] from proposed development sites).

The majority of the campus is designated by the CDMG (1995) as "marginally susceptible" to landslide hazards (or Area 2), with this designation defined as "[g]entle to moderate slopes, where slope angles are generally less than 15 degrees...landslides and other slope failures are rare within this area, although slope hazards are possible on some steeper slopes...". The remaining areas of the campus (predominantly the peripheral slopes) are designated as "most susceptible", and characterized by "[u]nstable slopes...and slopes where there is evidence of downslope creep of surface materials." While this designation technically includes portions of the proposed Master Plan development area, the referenced report also notes that "[T]he relative susceptibility categories...are based primarily upon prior-to-grading natural conditions." Accordingly, the slopes within the Master Plan development area shown as "most susceptible" in the referenced CDMG analysis were filled and graded as part of the initial campus construction effort (refer to Figure 4.5-1), and currently encompass level terrain. As previously noted under Existing Conditions, landslide deposits are locally common in the claystone strata of the Friars Formation, with a number of known landslides mapped in areas east of the campus (CDMG 1995, 1992a, 1975).

Based on the above observations, no significant impacts related to seismically-induced landslides are anticipated from implementation of the proposed Master Plan. As noted for other impact discussions, however, all new construction proposed under the Master Plan would be subject to site-specific geotechnical investigation prior to development. If significant landslide hazards are identified during such analyses (e.g., previously undetected landslide deposits in proposed development areas), the proposed development(s) would be required to conform with associated geotechnical recommendations, as well as applicable CBC, UBC, DSA and/or Greenbook standards. Specific measures that could be used to address potential landslide hazards pursuant to the above requirements include: (1) excavation (or overexcavation) and treatment, and/or removal and replacement (i.e., with engineered fill) of unstable materials; and (2) use of structural stabilizing techniques such as buttressing. Implementation of and conformance with the described geotechnical investigations/recommendations, industry standards, and technical reviews/testing would reduce potential project impacts related to seismically-induced landsliding below a level of significance. Additional discussion of potential non-seismic slope instability hazards is provided below in this section under Manufactured Slope Instability, and in Section 4.6, *Hydrology and Water Quality*, under Erosion and Sedimentation.

Tsunamis, Seiches and Earthquake-induced Flooding

Tsunamis (commonly referred to as tidal waves) are seismic sea waves produced by events such as submarine earthquakes or volcanic eruptions, and can generate impacts related to inundation in coastal areas. Because the campus is located approximately 14 miles inland and between approximately 540 and 740 feet AMSL, no significant impacts related to tsunamis are anticipated. Seiches are defined as wave-like oscillatory movements in enclosed or semi-enclosed bodies of water such as lakes or reservoirs, and are associated with seismic activity. This phenomenon can result in flooding damage and related effects (e.g., erosion) in surrounding areas from spilling or sloshing water, as well as increasing pressure on containment structures. Because the campus is not located adjacent to or within close proximity of any large upgradient water bodies (Lake Jennings is the closest large water body at approximately seven miles upstream), no significant impacts related to seiche effects are anticipated from project implementation. A seismically-induced failure of the Lake Jennings Dam is considered extremely unlikely, due to the fact that dam structures are subject to extensive regulatory controls through the state Division of Safety of Dams. Even in the event of such a catastrophic failure, however, no associated significant flooding impacts would be associated with the proposed Master Plan development area. This conclusion is based on the fact that the campus elevation is a minimum of 340 feet above the Lake Jennings floodway (i.e., the San Diego River).

<u>Non-Seismic Hazards</u>

Manufactured Slope Instability/Retaining Walls

The proposed Master Plan projects could potentially include manufactured (cut and fill) slopes (e.g., in the northeastern campus area identified for fill excavation) and/or rigid concrete or masonry retaining walls. These types of structures can be subject to instability effects from causes including gravity movement, excessive moisture or hydrostatic pressure (retaining walls), improper design/construction and lack of vegetation cover. Resulting conditions such as soil slump or creep, soil saturation and wall failure can generate significant impacts to the structures themselves as well as downslope facilities. As noted for other impact discussions, all new construction proposed by the Master Plan would be subject to site-specific geotechnical investigation prior to development. If significant hazards related to proposed manufactured slopes or retaining walls are identified during such analyses, the proposed facilities would be required to conform with associated geotechnical recommendations, as well as applicable CBC, UBC, DSA and/or Greenbook standards.

Specific measures that could be used to address potential slope/wall instability hazards pursuant to the above listed requirements include: (1) limiting manufactured slopes to maximum grades of 2:1 (horizontal to vertical); (2) use of approved and properly compacted fill for the outer 15 feet of fill slopes; (3) use of benching for original ground slopes with grades exceeding 6:1; (4) use of native and/or drought-tolerant varieties in permanent landscaping and implementation of irrigation management techniques (e.g., seasonal schedules) to minimize runoff; (5) use of properly designed, installed and maintained terrace drains; (6) implementation of permanent slope maintenance efforts (e.g., recompacting loosened soil, replacing vegetation and cleaning drains); (7) use of appropriate setbacks for facilities on slopes with ratios exceeding 3:1; (8) observation of all manufactured slope construction by a qualified engineering geologist; (9) use of approved backfill materials and incorporation of proper soil pressure considerations in individual retaining wall design; (10) use of proper drainage systems (e.g., filter fabric and properly sloped perforated pipe) and waterproofing to avoid excessive hydrostatic pressure; (11) conformance with site-specific geotechnical recommendations for retaining wall foundation/footing design and location; and (12) implementation of additional measures identified during site-specific geotechnical investigation and/or field observations. Implementation of appropriate design measures and conformance with the noted technical recommendations/industry standards would reduce potential impacts related to manufactured slope/retaining wall instability below a level of significance.

Expansive Soils

Expansive (or shrink-swell) behavior is attributable to the water-holding capacity of clay minerals and can adversely affect the integrity of facilities such as foundations or pavement. A number of mapped native soils within the campus exhibit moderate to high expansion potential due to clay content (refer to Table 4.5-1). As previously described, however, much of the area proposed for development under the Master Plan has been previously developed or disturbed, with native soils expected to have been largely replaced or altered during prior activities. Geotechnical investigation conducted for the Science Center site supports this assumption, with surficial and underlying materials observed or encountered during these efforts anticipated to exhibit a very low expansion potential (Kleinfelder 2000a). Based on these observations, the potential for occurrence of expansive materials in the proposed Master Plan development area is considered low.

Despite the above conclusion, some potential exists for the occurrence of expansive materials and associated significant impacts to proposed facilities such as pavement, utilities or footings/foundations. As noted for other impact discussions, all new construction proposed under the Master Plan would be subject to site-specific geotechnical investigation prior to development. If significant hazards related to expansive soils are identified during such analyses, the proposed facilities would be required to conform with associated geotechnical recommendations, as well as applicable CBC, UBC, DSA and/or Greenbook standards. Specific measures that could be used to address such potential hazards pursuant to the above requirements include a number of remedial options such as: (1) removal and replacement of unsuitable materials with fill exhibiting a UBC Expansion Index of less than 50; (2) restricting the placement of expansive materials to provide appropriate minimum depths/distances from finish grade/manufactured slope faces; and (3) use of UBC (or other appropriate) compaction and moisture content criteria to treat expansive soils (e.g., mixing with low-expansion fill). Implementation of these types of measures and conformance with the noted technical recommendations/industry standards would reduce potential impacts related to expansive soils below a level of significance.

Corrosive Soils

The site-specific geotechnical investigation conducted for the Science Center site included laboratory analysis of soils samples to measure corrosion potential associated with resistivity (i.e., electrical resistance), pH, soluble chlorides and soluble sulfates. Based on this analysis, it was concluded that the tested soils exhibited corrosion values for resistivity and pH that are "[n]ormally considered moderately corrosive to buried metals and concrete...", and that "Soluble chloride and sulfate contents were observed to be very low." The report also concludes that "A competent corrosion engineer should be retained to further evaluate the corrosion potential..." (Kleinfelder 2000a). As noted in Table 4.5-1, a number of mapped topsoils on campus exhibit alkaline or acidic pH levels that could be corrosive to proposed facilities. As previously noted, native topsoils are assumed to have been largely replaced or altered in the Master Plan development area during previous development activities, although some potential exists for the occurrence of residual soils.

Long-term exposure to corrosive soils could potentially result in deterioration and eventual failure of underground concrete and metal structures, including foundations or utilities. All new construction proposed under the Master Plan would be subject to site-specific geotechnical investigation prior to development. If significant hazards related to corrosive soils are identified during such analyses, the proposed facilities would be required to conform with associated geotechnical recommendations, as well as applicable CBC, UBC, DSA and/or Greenbook standards. Specific measures that could be used to address such potential hazards pursuant to the above requirements include: (1) excavation (or overexcavation) and treatment, and/or removal and replacement (i.e., with engineered fill) of corrosive materials; (2) use of non-corrosive and/or corrosion-resistant materials for facilities such as foundations and buried utilities in appropriate locations; and (3) installation of cathodic protection. Based on the conclusions and recommendations provided in the referenced geotechnical investigation and the relative uncertainty of the occurrence and extent of corrosive materials within the campus, however, associated potential impacts are considered significant.

Drainage/Shallow Groundwater

As noted in Existing Conditions, permanent shallow groundwater was not observed during geotechnical investigation of the Science Center site and is not expected to occur within the campus. Perched groundwater could occur on campus, however, especially during the rainy season and/or in association with landscaping irrigation. The prior geotechnical investigation (Kleinfelder 2000a) notes that proper control of surface and subsurface drainage is imperative, with this conclusion applicable to developed areas throughout the campus to avoid effects such as ponding, saturation of surface and near-surface deposits, erosion and subsurface seepage. A number of recommendations are provided to address potential issues related to shallow groundwater and surface drainage, including: (1) implementation of positive grading to prevent ponding and/or damage to on- or off-site facilities, and to ensure that drainage flows away from foundations and slopes; (2) use of landscaping techniques to minimize irrigation and runoff (e.g., use of native or drought-tolerant vegetation and seasonal irrigation schedules); (3) use of subdrains in appropriate areas to prevent saturation of surficial materials; (4) observation of subdrain installation by a qualified geotechnical engineer; (5) mixing of wet soils with drier material prior to use as fill; and (6) regular inspection and maintenance of potential water sources such as water pipes and drains to minimize effects related to leaks. Implementation of these (or other site-specific geotechnical investigation) recommendations and conformance with applicable guidelines (e.g., the CBC, UBC, DSA and/or Greenbook standards) would reduce identified potential impacts related to drainage/shallow groundwater below a level of significance.

Additional discussion of potential impacts related to the occurrence of shallow groundwater is provided in Section 4.6, *Hydrology/Water Quality*. Specifically, Section 4.6 addresses potential effects such as NPDES requirements related to the disposal of groundwater extracted during construction activities.

Oversize Material

The referenced geotechnical investigation notes that the presence of oversize materials is anticipated in the majority of surficial deposits to be excavated at the Science Center site (Kleinfelder 2000a). Similar conditions are expected in much of the proposed Master Plan development area, with the use of oversize materials in engineered fills potentially resulting in effects such as differential compaction and settlement (i.e., varying degrees of settlement over short distances) for areas under load. Related issues for such sites include potentially significant structural impacts to overlying pavement, foundations or building pads. The Science Center Geotechnical Study identifies a number of special handling and placement criteria for oversize materials, with these (and additional standard industry techniques) including: (1) materials greater than 3 inches in diameter shall be precluded within the upper 3 feet of subgrade; (2) all materials greater than 6 inches in diameter shall be precluded in engineered fill; (3) materials between 12 inches and 4 feet in diameter that are placed in fill slopes shall be confined to areas a minimum of 15 horizontal feet from slope faces; (4) the placement of materials greater than 4 feet in diameter in soil-rock fill slopes shall be evaluated and approved by a qualified geotechnical engineer on an individual basis; and (5) oversize materials that cannot be placed in conformance with the above requirements shall be disposed of in an approved off-site location. Implementation of these (or other site-specific geotechnical investigation) recommendations and conformance with applicable guidelines (e.g., the CBC, UBC, DSA and/or Greenbook standards) would reduce potential impacts related to oversize material below a level of significance.

Compressible Material/Differential Settlement

A number of surficial materials observed during the Science Center Geotechnical Investigation or known/anticipated to occur on campus are potentially susceptible to compression under load, including undocumented fill and topsoil. Specifically, this includes the extensive fill deposits shown in Figure 4.5-1, with (as noted under Existing Conditions) the existing fill underlying the stadium/track facilities reportedly experiencing "objectionable settlement" (Spencer/Hoskins Associates 2000a). Several Master Plan facilities are proposed to be located within the footprint of these fill deposits, including the Physical Education buildings/facilities and the Health Science building (refer to Figures 3-2 and 4.5-1). Several remedial measures are identified in the noted geotechnical study to address potential hazards related to compressible materials, including: (1) conformance with the above-described restrictions on placing oversize materials in fill deposits; (2) removal of unsuitable materials (e.g., those with more than three percent organic material) prior to placing additional approved fill or structural loads; (3) scarification (if heavily disturbed), moisture conditioning (if necessary) and compaction of applicable formational deposits exposed during removal of unsuitable materials prior to placement of engineered fill; (4) use of appropriate composition, placement, compaction and moisture parameters (per ASTM standards) for all engineered fill; and (5) conformance with site-specific geotechnical recommendations on foundation/footing design and location. While these measures are generally adequate to address potential compression and settlement issues, related impacts for the large fill deposits shown on Figure 4.5-1 are considered potentially significant based on the relative uncertainty regarding the nature and extent of existing and potential settlement. Mitigation for these potential impacts is identified below in this section.

4.5.3 Mitigation Measures

The following mitigation measures, in concert with implementing all applicable recommendations from site-specific geotechnical investigations/observations and conforming with identified industry/regulatory standards, would reduce all identified impacts related to geologic hazards below a level of significance.

Mitigation Measure 4.5-1: If deemed necessary by the project engineering geologist(s), site-specific geotechnical investigations conducted prior to all new construction proposed under the Master Plan shall include an investigation of potential corrosion hazards by a qualified corrosion engineer. The results of these analyses shall be incorporated into the final project design, as appropriate, to mitigate potential corrosion impacts, and may include (but not be limited to) measures such as: (1) excavation (or overexcavation) and treatment, and/or removal and replacement (i.e., with engineered fill) of corrosive materials; (2) use of non-corrosive and/or corrosion-resistant building materials in appropriate locations; and (3) installation of cathodic protection devices.

Mitigation Measure 4.5-2: Site-specific geotechnical investigations conducted prior to all new construction proposed under the Master Plan in the existing fill deposits shown in Figure 4.5-1 of this EIR shall include a detailed investigation of potential settlement hazards by a qualified geotechnical engineer. The results of these analyses shall be incorporated into the final project design, as appropriate, to mitigate potential settlement impacts, and may include (but not be limited to) measures such as: (1) appropriate restrictions on placing oversize materials in fill deposits; (2) excavation (or overexcavation) and treatment (e.g., by compaction), and/or removal and replacement (i.e., with engineered fill) of unsuitable materials such as compressible fill prior to placing additional approved fill or structural loads; (3) use of appropriate composition, placement, compaction and moisture parameters (per ASTM standards) for all engineered fill; (4) scarification (if heavily disturbed), moisture conditioning (if necessary) and compaction of applicable formational deposits exposed during removal of unsuitable materials prior to placement of engineered fill (if applicable); (5) conformance with site-specific geotechnical recommendations on foundation/footing design and location; and (6) implementation of settlement monitoring programs for applicable sites if deemed appropriate by the project geotechnical engineer.

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SECTION 4.6

HYDROLOGY/WATER QUALITY

4.6 HYDROLOGY/WATER QUALITY

4.6.1 Existing Conditions

Surface Water

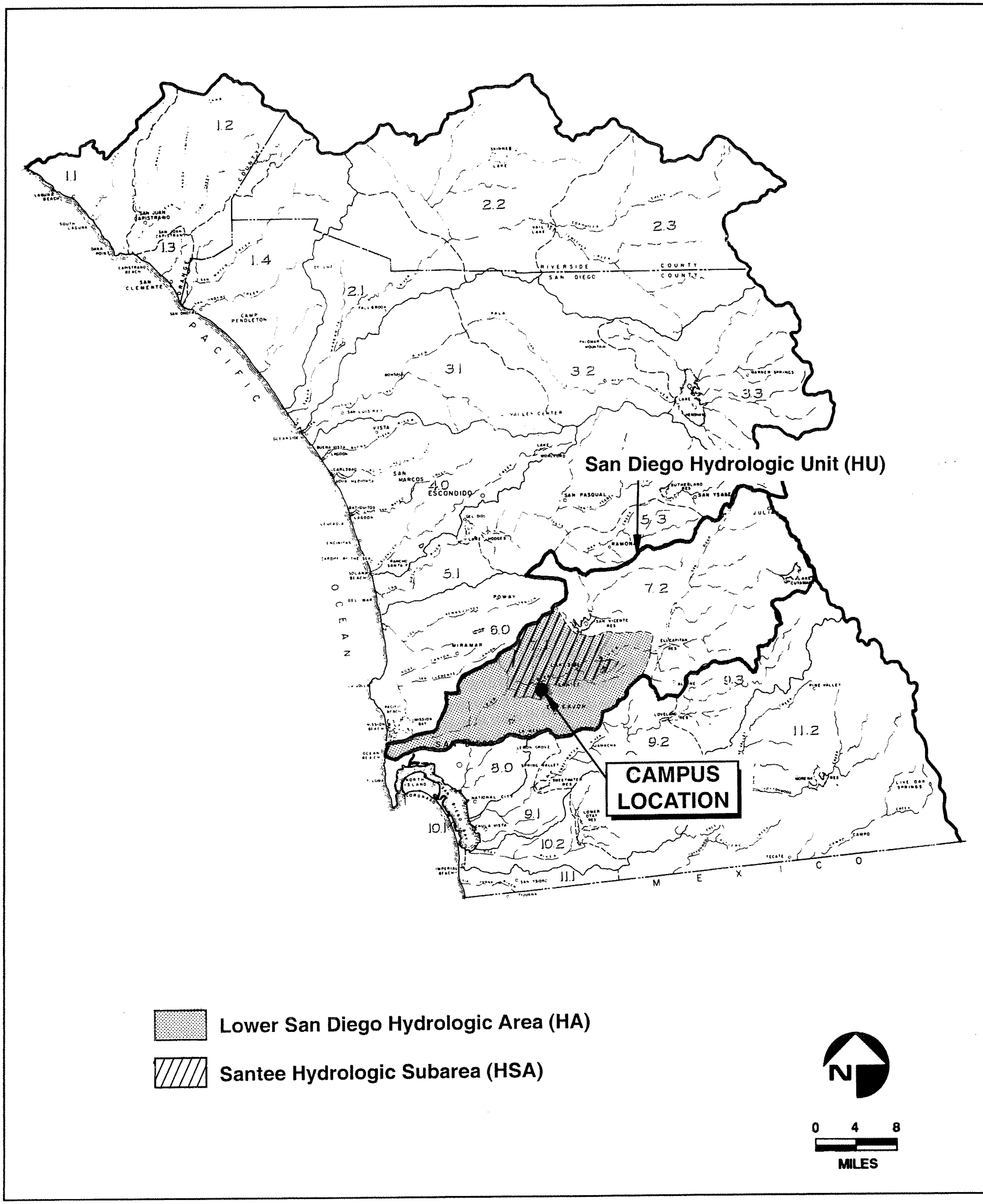
Watershed and Drainage Characteristics

Grossmont College is located within the San Diego Hydrologic Unit (HU), 1 of 11 such drainage areas designated in the San Diego Regional Water Quality Control Board (RWQCB) *Water Quality Control Plan for the San Diego Basin* (Basin Plan; 1994, as amended). The San Diego HU is a triangular-shaped area of approximately 440 square miles (mi^2), and extends generally northeast-southwest along the San Diego River between Julian/Cuyamaca on the east and the Pacific Ocean just south of Mission Bay on the west (Figure 4.6-1, *Campus Location Within Local Hydrologic Designations*). Surface drainage in the San Diego HU occurs through the San Diego River and a number of related tributaries, including Forester, Los Coches, San Vicente and Sycamore creeks in the general campus vicinity. Four major water bodies are located upstream of the campus in the San Diego HU, including Lake Jennings (approximately 7 miles upstream) along Quail Canyon Creek, San Vicente Reservoir (approximately 8 miles upstream) along San Vicente Creek, El Capitan Reservoir (approximately 13 miles upstream) along the San Diego River and Cuyamaca Reservoir (approximately 25 miles upstream) along Boulder Creek.

The San Diego HU is divided into a number of smaller hydrologic designations based on local drainage characteristics, with the campus located within the Lower San Diego Hydrologic Area (HA) and the Santee Hydrologic Subarea (HSA, Figure 4.6-1). The Santee HSA includes portions of the San Diego River and related tributaries to the north (e.g., San Vicente Creek), and extends between Lake Jennings on the east and Cowles Mountain on the west (RWQCB 1994, as amended; U.S. Geological Survey [USGS] 1985). Annual precipitation in the San Diego HU ranges from approximately 11 inches at the coast to 35 inches at some inland locations, with the campus vicinity receiving approximately 14 inches per year (County of San Diego 2003; RWQCB 1994, as amended).

Much of the area proposed for development under the Master Plan has been previously graded or disturbed. Existing campus features in this area include numerous classroom structures, as well as parking lots, athletic fields/courts, access roads, pedestrian/bicycle paths and landscaped areas. Existing drainage within the campus is variable in direction, but generally flows outward from the central areas to the campus perimeter. Existing flows include overland runoff in undeveloped areas and gravity flow through a series of existing storm drain facilities. These facilities include a number of pipelines (and related structures) varying in diameter from 8 to 30 inches, as well as outlet structures draining to adjacent canyons in the eastern and western portions of the campus. Existing storm flows within the campus are conveyed into landscaped areas to reduce runoff in a number of locations, including flows from approximately 50 percent of the existing roof drains (Flood, pers. comm. 2003). Runoff leaving the campus flows through adjacent canyons (as noted above) and/or into a number of existing off-campus storm drain facilities (e.g., in Grossmont College Drive). Off-campus flows eventually drain north to the San Diego River, which continues generally west from the campus vicinity for approximately 14 miles before reaching the Pacific Ocean. Due to the topographic profile of the campus and surrounding areas (i.e., a mesa top with slopes draining away from the campus in most areas), there is little or no runon into the campus from off-campus areas.

As noted above, the San Diego River watershed includes an area of approximately 440 mi^2 (280,000 acres), with existing land uses encompassing substantial undeveloped areas (approximately 57 percent of the total watershed), urban development (24 percent) and park and recreation uses (15 percent, MEC Analytical Systems, Inc. [MEC] 2003). Existing land uses in the campus vicinity include undeveloped areas to the north and west (e.g., Mission Trails Regional Park), single-family residential to the south and southwest, and State Route 125 (SR-125) and single-family residential use to the east (refer to Figure 2-3). More distant land uses include the San Diego River corridor approximately 1.1 miles to the north, Interstate 8 approximately 2.5 miles to the south and Forester Creek approximately 1.5 miles to the northeast. Downstream drainage facilities include storm drain systems associated with nearby residential and roadway development, as well as more distant facilities such as crossing structures along the San Diego River corridor for major roadways (e.g., Friars Road, SR-163, and Interstates 15, 805 and 5).



Campus Location Within Local Hydrologic Designations

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 4.6-1

HELIX

Flooding Hazards

Grossmont College and its vicinity have been mapped for flooding hazards by the Federal Emergency Management Agency (FEMA). The entire campus and adjacent areas are mapped as Zone X, defined as areas determined to be outside the 500-year (and thus the 100-year) floodplain (FEMA 2002, 1997a, 1997b). The closest mapped 100-year floodplains are located approximately 1.1 miles north of the campus along the San Diego River (FEMA 1997a).

Groundwater

No known permanent groundwater is located within or immediately adjacent to the campus. The closest permanent groundwater source is associated with the Santee/El Monte Basin, which includes an area of approximately 7 square miles and extends along the San Diego River from Santee Lakes (approximately 1.1 miles north of the campus) to approximately one mile below El Capitan Reservoir (as well as along potions of lower San Vicente Creek, SDCWA 1997). Groundwater within the Santee/El Monte Basin occurs as unconfined alluvial aquifers and within underlying fractured bedrock, with an estimated storage capacity of approximately 70,000 acre-feet and maximum/average alluvial aquifer depths of approximately 200/100 feet (SDCWA 1997, USGS 1985). Historically, shallow groundwater (i.e., within a few feet of the surface) was present in much of the basin, with aquifer levels generally declining between 1950s and 1970s due to increased production. Many wells used for potable water during this period were abandoned as imported water became more readily available, with subsequent fluctuations in aquifer levels related to phenomena such as precipitation cycles (SDCWA 1997, USGS 1985).

A number of currently active wells are present within the Santee/El Monte Basin, including private wells with a combined annual yield of approximately 4,000 acre-feet per year (af/yr, 1 acre-foot equals approximately 326,000 gallons), and wells used to supplement potable water supplies for the Lakeside, Riverview and Helix water districts. These three agencies have a combined annual yield of approximately 1,600 af/yr, for a total annual yield within the basin of 5,600 af/yr. The City of San Diego also maintains several wells within the Santee/El Monte Basin, although these wells are designated for emergency use and are not currently active (SDCWA 1997). Additional production within the Santee/El Monte Groundwater basin may be feasible, with potential increased extraction including up to 8,500 af/yr by the Helix and Padre Dam Municipal water districts (SDCWA 1997).

Based on the results of geotechnical investigation conducted within the Master Plan area (i.e., 4 borings at the Science Center site), groundwater was not encountered at depths of up to 21 feet below the surface. As noted in the associated geotechnical investigation, however, (Kleinfelder 2000a), perched groundwater could potentially occur here (or in other portions of the campus), particularly during the rainy season. Perched groundwater consists of one or more small unconfined aquifers supported by shallow impermeable (or semi-permeable) strata, and is typically variable in volume and extent with seasonal precipitation and/or irrigation levels.

Water Quality

<u>Surface Water</u>

Surface water within the campus consists primarily of runoff from irrigation and storm events. No known water quality data are available for campus runoff, although storm flows are typically subject to wide variations in water quality with factors such as runoff volumes/velocities, adjacent land uses and storm event timing (e.g., the initial runoff or "first flush" generally exhibits higher contaminant levels). A summary of anticipated and potential contaminants and related sources for the campus is provided in Table 4.6-1, *Summary of Anticipated/Potential Contaminants and Sources for the Grossmont College Campus*, with typical contaminant loadings from urban development shown in Table 4.6-2, *Typical Contaminant Loadings in Runoff for Various Urban Land Uses*.

As previously noted, the principal surface waters located downstream from the campus include the San Diego River and the Pacific Ocean just south of Mission Bay. Surface flows in the San Diego River consist predominantly of storm water and urban runoff (e.g., irrigation), with no known current water quality data available for the immediate campus vicinity. Historical water quality data for the San Diego River reflect good water quality just below El Capitan Reservoir, as characterized by total dissolved solids (TDS) levels of 170 to 300 milligrams per liter (mg/l) in 1982-83. Water quality data for areas further downstream is more variable, with 1954 to 1961 TDS levels ranging from approximately 360 to 1,500 mg/l at the Forester Creek/San Diego River confluence (approximately

1.1 miles north-northeast of the campus), and 1952 to 1982 TDS levels of between 150 and 2,800 mg/l near Mission Dam (approximately 1 mile downstream of the campus, USGS 1985).

Current (2001-2002 season) water quality data for downstream portions of the San Diego River are limited to three samples collected at the San Diego River Mass Loading Station (MLS) near the Fashion Valley Mall (approximately 11.5 miles downstream of the campus). These three samples reflect generally moderate water quality conditions, as characterized by TDS levels of 869 milligrams per liter (mg/l) in November 2001, 691 mg/l in February 2002 and 796 mg/l in March 2002 (MEC 2003). The noted samples also documented a number of water quality objectives that were exceeded for individual constituents, including fecal coliform (February 2002), biochemical and chemical oxygen demand (BOD and COD, February 2002), surfactants (e.g., detergents, February 2002), pesticides (including Diazinon in all three samples), copper (February 2002) and toxicity to green algae (*Selenastrum capricornutum*, February 2002).

Additional water quality data available for local waters include annual qualitative assessments conducted by the State Water Resources Control Board (SWRCB) and/or San Diego RWQCB, as well as biological assessments conducted by the RWQCB (2002, 2001, 1999). The biological assessment reports reflect recent (since 1997) attempts by the RWQCB to incorporate bioassessment data into ambient water quality monitoring. The referenced reports include the results of bioassessment sampling efforts conducted between 1998 and 2002 at numerous locations in the San Diego region, including three sites along the San Diego River downstream of the campus. Specifically, these sites are located near Mission Dam (as described above), at the western boundary of Mission Trails Regional Park (approximately 3 miles downstream), and adjacent to the River Valley Golf Course (approximately 12.5 miles downstream). These three sites all included individual samples collected in May, September and November of 1998, as well as May and November of 1999. The site at the western boundary of Mission Trail Park also included samples collected in May and November of 2000 (RWQCB 2002).

All of the above noted bioassessment samples were evaluated for (among other criteria) the taxonomic richness (i.e., number of taxonomic groups) and diversity (i.e., species diversity within taxonomic groups) of benthic macroinvertebrate (BMI) communities. Based on these evaluations, all sampled sites were numerically ranked for the condition of BMI communities. The noted samples were generally at or below the mean rankings for all tested sites (RWQCB 2002, 2001, 1999). Because BMI communities are sensitive to water quality (including criteria such as dissolved oxygen, sedimentation, nutrients and chemical/organic pollutants), the relatively low rankings for the described San Diego River sites likely reflect (at least in part) generally poor local water quality.

Table 4.6-1
SUMMARY OF ANTICIPATED/POTENTIAL CONTAMINANTS AND SOURCES FOR THE GROSSMONT COLLEGE CAMPUS

ANTICIPATED/POTENTIAL CONTAMINANTS	CONTAMINANT SOURCES
Heavy Metals	Vehicles, construction equipment, atmospheric deposition, erosion and corroding metal surfaces
Trash and Debris	Trash collection/disposal areas, construction activities, roadways, parking lots, and community sites such as outdoor eating areas
Oil & Grease	Roads, driveways, parking lots and construction activities
Sediment	Streets, landscaping, roadways, construction sites and erosion
Nutrients (nitrogen/phosphorus)	Fertilizers, atmospheric deposition, vehicles, erosion, and detergents
Organic Compounds	Landscaping, solvents and cleaning compounds
Oxygen Demanding Substances[1]	Landscaping, sewer lines and portable (construction) septic facilities
Bacteria and Viruses	Landscaping, roads, sewer lines and portable septic facilities
Pesticides and Herbicides	Landscaping, roadsides and soil wash-off

[1] Includes sources such as decaying organic material
Source: U.S. Environmental Protection Agency (EPA) 1999.

Table 4.6-2
TYPICAL CONTAMINANT LOADINGS IN RUNOFF FOR VARIOUS URBAN LAND USES (lbs/acre-year)

LAND USE	TSS	TP	TKN	NH_3 - N	NO_2 + NO_3 - N	BOD	COD	Pb	Zn	Cu
Commercial	1,000	1.5	6.7	1.9	3.1	62	420	2.7	2.1	0.4
Parking Lot	400	0.7	5.1	2	2.9	47	270	0.8	0.8	0.04
HDR	420	1	4.2	0.8	2	27	170	0.8	0.7	0.03
MDR	190	0.5	2.5	0.5	1.4	13	72	0.2	0.2	0.14
LDR	10	0.04	0.03	0.02	0.1	N/A	N/A	0.01	0.04	0.01
Freeway	880	0.9	7.9	1.5	4.2	N/A	N/A	4.5	2.1	0.37
Industrial	860	1.3	3.8	0.2	1.3	N/A	N/A	2.4	7.3	0.5
Park	3	0.03	1.5	N/A	0.3	N/A	2	0	N/A	N/A
Construction	6,000	80	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

HDR = High Density Residential; MDR = Medium Density Residential; LDR = Low Density Residential; N/A = Not available; insufficient data to characterize; TSS = Total suspended solids; TP = Total Phosphorus; TKN = Total Kjeldahl Nitrogen; NH_3 - N = Ammonia Nitrogen; NO_2 + NO_3 - N = Nitrate + Nitrite Nitrogen; BOD = Biochemical Oxygen Demand; COD = Chemical Oxygen Demand; Pb = Lead; Zn = Zinc; Cu = Copper
Source: EPA 1999.

The following four additional bioassessment monitoring sites are located in tributary drainages that enter upstream portions of the San Diego River and included one sample each: (1) Conejos Creek near El Capitan Reservoir (May 2001); (2) Boulder Creek approximately 1.5 miles upstream of El Capitan Reservoir (May 2001); (3) Cedar Creek at Cedar Creek Road (May 2001); and (4) San Vicente Creek at Wildcat Canyon Road (November 2000). Three of these samples (all except Conejos Creek) exhibited results above the mean rankings for all tested sites (RWQCB 2002). These results likely reflect generally good water quality conditions in upstream portions of the watershed, with these data consistent with the comparatively undeveloped nature of local watersheds in these areas.

The SWRCB and RWQCB produce regular qualitative assessments of statewide and regional water quality conditions. These studies are conducted pursuant to federal and state regulatory requirements (e.g., the federal Clean Water Act [CWA] and state Porter-Cologne Water Quality Control Act), and provide qualitative water quality ratings (relative to Basin Plan beneficial uses as described below under Regulatory Framework) for the 1991 through 1996 assessments, and CWA Section 303(d) listing and priority status for assignment of total maximum daily load (TMDL) requirements in the 1998 through 2002 assessments. The Section 303(d) and TMDL assessments involve prioritizing waters on the basis of water quality (i.e., impaired) status and the necessity for assigning quantitative contaminant load restrictions (i.e., TMDL), with these data submitted to the EPA for review and approval. The results of all the described assessments are summarized below in Table 4.6-3, *Summary of Applicable RWQCB/SWRCB Water Quality Assessment Data*, for applicable surface and groundwater resources.

Based on the above described quantitative data, bioassessment analyses and SWRCB/RWQCB water quality assessments, overall existing water quality in the San Diego River is characterized as generally good in upstream portions of the watershed, and moderate to poor in lower portions of the watershed (including the campus vicinity and downstream areas). Coastal water quality in the vicinity of the San Diego River (San Diego HU) is characterized as generally poor.

Table 4.6-3
SUMMARY OF APPLICABLE RWQCB/SWRCB WATER QUALITY ASSESSMENT DATA

Water Body	1991 Assessment	1994 Assessment	1996 Assessment	1998 Assessment	2000 Assessment	2002 Assessment[1]
Lower San Diego River	13 miles assigned intermediate water quality	13 miles assigned intermediate water quality	6 miles threatened for beneficial use support, 6 miles not assessed.	Not listed	Not listed	14 miles listed as impaired due to coliform, dissolved oxygen, phosphorus and TDS, with a low TMDL priority
Pacific Ocean at San Diego HU	320 acres of the San Diego River Estuary assigned unknown water quality	320 acres of the San Diego River Estuary assigned unknown water quality	San Diego River Estuary not assessed	0.5 mile of San Diego HU coast listed as impaired due to coliform, with a low TMDL priority	0.5 mile of San Diego HU coast listed as impaired due to coliform, with a low TMDL priority	16 miles of San Diego HU coast listed as impaired due to bacteria, with a medium TMDL priority
Lower San Diego HA Groundwater Basin[2]	15 mi^2 assigned intermediate water quality, 155 mi^2 listed as impaired	15 mi^2 assigned intermediate water quality, 155 mi^2 listed as impaired	15 mi^2 threatened for beneficial use support, 155 mi^2 not supporting beneficial uses	Not listed	Not listed	Not listed

[1] 2002 listings adopted by the SWRCB on February 4, 2003 and submitted to EPA for consideration.
[2] The lower San Diego HA includes the Santee/El Monte and Mission Valley groundwater basins.
Source: SWRCB 2003, 2000, 1999, 1997, 1994; RWQCB 1991.

<u>Groundwater</u>

Known current groundwater quality data for the campus vicinity and downstream areas are limited to general TDS ranges of 300 to 3,000 mg/l for the Santee/El Monte Basin, and 1,000 to 3,000 mg/l for the Mission Valley Basin (beginning approximately 4.5 miles downstream of the campus, SDCWA 1997). These numbers reflect a wide range of good to poor water quality conditions, with specific constituents identified as potentially not meeting state and federal drinking water standards in the Santee/El Monte Basin including TDS, iron and manganese (SDCWA 1997). Historical groundwater data from the Santee/El Monte Basin alluvial aquifer in the general campus vicinity identify TDS levels of between 1,900 and 3,000 mg/l in 1959, and between 1,450 and 3,000 in 1983 (USGS 1985). These data reflect poor local groundwater quality, with related observations also identifying chloride, nitrate and sulfate contents as potential water quality issues in local aquifers (USGS 1985). Based on the above described information and the qualitative assessments shown in Table 4.6-3, the quality of permanent groundwater in the Santee/El Monte Basin is considered generally poor.

Regulatory Framework

The proposed project is subject to a number of hydrology/water quality regulatory requirements associated with federal, state and local guidelines. These requirements are summarized below, with additional discussion provided in Section 4.6.2 (Impacts) as appropriate.

<u>National Pollutant Discharge Elimination System Requirements</u>

The campus is subject to applicable elements of the federal Clean Water Act, including the National Pollutant Discharge Elimination System (NPDES). Specific NPDES requirements may include authorization under the following permits: (1) General Construction Activity Storm Water Permit (NPDES No. CAS000002); (2) General Groundwater Extraction Waste Discharges Permit (i.e., NPDES No. CAG919002, Discharge To Surface Waters Except for San Diego Bay); and (3) General Phase II Storm Water Discharges to Small Municipal Separate Storm Sewer Systems (MS4s, NPDES No. CAS000004). Additional discussion of these permit requirements is provided below and in Section 4.6.2, Impacts.

General Construction Activity Permit

Authorization under the General Construction Activity Permit (Construction Permit) is required prior to project development for applicable sites exceeding one acre, with such authorization issued by the SWRCB (pursuant to Order No. 99-08-DWQ) under an agreement with the EPA. Specific conformance requirements include implementing a Storm Water Pollution Prevention Plan (SWPPP) and monitoring program, as well as a Storm Water Sampling and Analysis Strategy for applicable projects (i.e., those discharging directly into impaired waters or involving non-visible contaminants that may exceed water quality objectives). These plans identify detailed measures to prevent and control the off-site discharge of contaminants in storm water runoff. Specific pollution control measures typically require the use of best available technology (BAT) and/or best conventional pollutant control technology (BCT) levels of treatment to limit contaminant discharge, with these requirements implemented through best management practices (BMPs). While site-specific measures vary somewhat with conditions such as proposed grading parameters, slope and soil characteristics, detailed guidance for construction-related BMPs is provided in sources including the *EPA Nationwide BMP Menu* (EPA 2003b), *Stormwater Best Management Practices Handbooks* (California Stormwater Quality Association 2003), *Best Management Practices for Erosion and Sediment Control and Stormwater Retention/Detention* (San Diego County Association of Resource Conservation Districts 1998) and the California Department of Transportation (Caltrans) *Storm Water Quality Handbooks* (Caltrans 2000). The application of storm water permit and SWPPP requirements to the proposed Master Plan is described below in applicable portions of Section 4.6.2, Impacts.

Groundwater Extraction Waste Discharge Permit

Authorization under the noted General Groundwater Extraction Waste Discharges Permit (Groundwater Permit) is required by the RWQCB (pursuant to Order No. 2001-96 for the campus) prior to disposal of extracted groundwater. This requirement is applicable to all discharge activities which involve discharge of more than 100,000 gallons per day (gpd), or that would exceed specific effluent limitations identified in the permit. These requirements are intended to ensure compliance with Basin Plan water quality and beneficial use objectives (as described below), and typically require BMPs involving a number of physical and/or chemical parameters such as erosion/sedimentation controls and testing/treatment of extracted groundwater prior to disposal.

Phase II Small MS4 Permit

This permit was adopted by the SWRCB under Order No. 2003-0005-DWQ, and identifies waste discharge requirements for MS4s not previously covered under the Municipal Phase I NPDES regulations (i.e., small MS4s). The intent of these requirements is to protect environmentally sensitive areas and provide conformance with pertinent water quality standards, including the federal CWA and the RWQCB Basin Plan. Specific requirements include: (1) develop and implement an approved

Storm Water Management Plan (SWMP) that describes BMPs, measurable goals, and timetables for implementing the six identified Minimum Control Measures (Public Education, Public Participation, Illicit Discharge Detection and Elimination, Construction Site Storm Water Runoff Control, Post Construction Storm Water Management, and Pollution Prevention/Good Housekeeping for Municipal Operations); (2) reduce the discharge of pollutants to the maximum extent practicable (MEP); and (3) provide annual reporting on the progress of SWMP implementation.

The Phase II permit includes MS4s that operate throughout a community as "traditional" systems, as well as similar or related MS4s that encompass a separate campus or facility and are referred to as "non-traditional" MS4s. Attachment 3 of the Phase II Permit identifies non-traditional MS4s that are anticipated to be (but are not currently) designated as subject to the Phase II requirements, with this list specifically including Grossmont College. As a result, the District is voluntarily participating in a proactive effort with local school districts to conform with Phase II MS4 requirements prior to official designation. This effort will include a two-phase approach wherein a general SWMP will prepared to identify overall conformance goals and strategies, followed by individual site-specific SWMPs to address individual conditions and requirements. Both levels of SWMP documents will address the identified conformance requirements, including the development of BMPs related to the six Minimum Control Measures and MEP/reporting strategies. The general SWMP is currently scheduled to be completed in 2004, with campus-specific analyses to follow (Herrera, pers. comm. 2003).

<u>Basin Plan Requirements</u>

The San Diego Basin Plan (RWQCB 1994, as amended) establishes a number of beneficial uses and water quality objectives for surface and groundwater resources. Beneficial uses are generally defined in the Basin Plan as "the uses of water necessary for the survival or well being of man, plus plants and wildlife." Existing and potential beneficial uses for the San Diego River in areas downstream of the campus include municipal and domestic supply (MUN); agricultural supply (AGR); industrial service supply (IND); contact and non-contact water recreation (REC-1 and REC-2); warm and cold freshwater habitats (WARM and COLD); wildlife habitat (WILD); and rare, threatened or endangered species habitat (RARE). Identified beneficial uses for coastal waters at the mouth of the San Diego River include REC-1, REC-2, commercial and sport fishing (COMM), estuarine habitat (EST), WILD, RARE, marine habitat (MAR), migration of aquatic organisms (MIGR), and shellfish harvesting (SHELL). Identified beneficial uses for groundwater resources in the Lower San Diego HA (including the Santee and Mission San Diego HSAs) include MUN, AGR, IND and industrial process supply (PROC).

Water quality objectives identified in the Basin Plan are based on established beneficial uses, and are defined as "the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses." Water quality objectives are thus derived from beneficial uses, which are based on the ability of given water sources (in terms of water quality) to safely accommodate specific uses. Accordingly, an individual water source may exhibit poor water quality in terms of the overall types and levels of constituents present, yet still meet the water quality objectives identified in the Basin Plan. Water quality objectives identified for surface and groundwater in the Lower San Diego HA (and associated HSAs) are summarized in Table 4.6-4, *Surface and Groundwater Quality Objectives for the Lower San Diego Hydrologic Area of the San Diego Hydrologic Unit*.

4.6.2 Impacts

Thresholds of Significance

Pursuant to significance threshold discussions provided in CEQA and the State CEQA Guidelines, project-related impacts associated with hydrology/water quality would be considered potentially significant if they would:

- Substantially alter existing drainage patterns.
- Substantially increase existing runoff volumes or velocities.
- Create or contribute to runoff volumes that would exceed the capacity of existing or planned storm drain facilities.

Table 4.6-4
SURFACE AND GROUNDWATER QUALITY OBJECTIVES FOR THE LOWER SAN DIEGO HYDROLOGIC AREA OF THE SAN DIEGO HYDROLOGIC UNIT[1]

SURFACE WATER												
Santee HSA[2]												
Constituent (mg/l or as noted)												
TDS	**Cl**	**SO_4**	**% Na**	**N&P**	**Fe**	**Mn**	**MBAS**	**B**	**Odor**	**Turb NTU**	**Color Units**	**F**
1,000[3]	400	500	60	-[4]	1.0	1.0	0.5	1.0	None	20	20	-
Mission San Diego HSA[5]												
Constituent (mg/l or as noted)												
TDS	**Cl**	**SO_4**	**% Na**	**N&P**	**Fe**	**Mn**	**MBAS**	**B**	**Odor**	**Turb NTU**	**Color Units**	**F**
1,500	400	500	60	-[4]	1.0	1.0	0.5	1.0	None	20	20	-
GROUNDWATER												
Santee HSA[2]												
Constituent (mg/l or as noted)												
TDS	**Cl**	**SO_4**	**% Na**	**NO_3**	**Fe**	**Mn**	**MBAS**	**B**	**Odor**	**Turb NTU**	**Color Units**	**F**
1,000	400	500	60	10	0.3	0.05	0.5	0.75	None	5	15	1.0
Mission San Diego HSA[5,6]												
Constituent (mg/l or as noted)												
TDS	**Cl**	**SO_4**	**% Na**	**NO_3**	**Fe**	**Mn**	**MBAS**	**B**	**Odor**	**Turb NTU**	**Color Units**	**F**
3,000	800	600	60	45	0.3	0.05	0.5	2.0	None	5	15	1.0

[1]Concentrations not to be exceeded more than 10% of the time during any one-year period.
[2] Includes the campus and areas extending approximately two miles downstream.
[3] A TDS limit of 1500 mg/l applies to the northern-most portions of the Sycamore Creek watershed within this HSA.
[4] Shall be maintained at levels below those which stimulate algae and emergent plant growth.
[5] Includes areas within the San Diego River beginning approximately two miles downstream of the campus.
[6] Detailed salt balance studies recommended for most constituents.
Abbreviation Key: TDS = total dissolved solids; Cl = Chlorides; SO_4 = Sulfate; Na = Sodium; N&P = Nitrogen and Phosphorus; NO_3 = Nitrate; Fe = Iron; Mn = Manganese; MBAS = Methylene Blue-Activated Substances (anionic surfactant or commercial detergent); B = Boron; Turb = Turbidity (measured in Nephelometric Turbidity Units [NTU]); F = Fluoride.
Source: RWQCB 1994, as amended.

- Place housing within a mapped FEMA 100-year flood hazard area, or place structures within a 100-year flood hazard area such that flood waters would be impeded or redirected.

- Substantially deplete groundwater supplies or interfere with groundwater recharge.

- Violate any standards related to surface or groundwater quality, violate any waste discharge requirements, or otherwise substantially degrade water quality (including through project-generated erosion/sedimentation).

- Result in substantial human health and safety impacts or substantial impacts to biological communities.

Impact Analysis

Drainage Alteration

As described above in Section 4.6.1, Existing Conditions, surface drainage within the campus is variable in direction and generally flows from the central developed areas to the campus perimeter via a number of existing storm drain facilities. Off-campus drainage flows through a number of adjacent canyons and/or existing offsite storm drain facilities, before eventually draining north to the San Diego River. Implementation of the proposed Master Plan would involve grading, excavation and construction activities to accommodate the phased development of identified Master Plan facilities, including local expansions and/or modifications of the existing storm drain system (refer to Section 3.0, Project Description). Such activities would be largely confined within areas that are predominantly level and/or that have been previously disturbed or developed, however, and would not involve substantial modifications to existing topographic profiles, physical changes to the nature or direction of drainage courses, or changes in the location and/or direction of storm drain systems and associated runoff. An exception to this conclusion would occur for the proposed Phase I parking lot expansion (project 9), which would involve filling portions of an existing canyon in the southeastern portion of the campus (refer to Section 3.4.9 and Figure 3-2). This canyon currently drains to the east, with associated flows ultimately moving north-northeast to enter the San Diego River. Proposed development in this area would encompass approximately the upper 350 linear feet of the noted canyon, with areas further downstream to be retained in their existing condition. While additional technical and environmental review of this proposed project element would be required prior to implementation (refer to Section 3.0), it is assumed for this analysis that existing drainage patterns in the noted canyon would be generally preserved and that associated flows would continue east and then north to the San Diego River. Based on the above described conditions, the location and direction of existing surface flows within and from the campus would not be substantially modified from implementation of the proposed Master Plan, and no significant impacts related to drainage alteration are anticipated.

Runoff Volumes/Velocities

The proposed Master Plan includes the construction of additional impervious areas such as new pavement and buildings. While the majority of these proposed facilities are located in areas that have been previously developed, the Master Plan also includes new impervious surfaces that encompass landscaped or undeveloped sites (e.g., project 6, project 9 and the campus identification sign). The construction of new impervious surfaces would increase runoff volumes and velocities within the campus by reducing infiltration capacity. These additional flows increase the potential for related effects associated with urban development (e.g., erosion and contaminant loading), as discussed below in this section.

As previously described under Regulatory Framework, the District is in the process of developing multi-agency and campus-specific SWMPs to provide conformance with NPDES Phase II MS4 Permit requirements. One element of this conformance will be minimizing the generation of new off-site runoff to the MEP. While specific methods for achieving this goal will be determined by the District, SWRCB and RWQCB as part of the Phase II Permit process, a number of standard design measures and BMPs are available to minimize runoff generation and associated impacts related to Master Plan implementation. Specifically, these measures would likely include the continuation/expansion of existing District practices such as directing runoff into landscaped areas to increase infiltration and using native and/or drought-tolerant landscaping varieties to reduce irrigation requirements. Additional standard measures for runoff reduction are identified in sources such as EPA (2003b), California Stormwater Quality Association (2003), San Diego County Association of Resource Conservation Districts (1998) and Caltrans (2000). Applicable BMPs that may be implemented as part of the Master Plan development to reduce runoff volumes and velocities would be evaluated in detail in a campus drainage study (to be completed as part of the described SWMP), and may include (but are not limited to) the following types of measures: (1) preserving existing undeveloped or vegetated areas wherever feasible; (2) using permeable pavement in applicable areas such as pedestrian walkways, parking areas and lower volume roadways; (3) directing runoff from developed areas into permeable sites such as landscaping, vegetated swales, or parking lot vegetation strips/islands; (4) installing rooftop catchment devices (e.g., rain barrels) at individual buildings to collect and appropriately disperse storm flows to reduce discharge (e.g., into adjacent landscaping); (5) using detention or retention basins to regulate offsite flows; (6) using state-of-the-art irrigation hardware (e.g., precipitation sensors and automatic sprinkler shut-off valves) and seasonal schedules to reduce irrigation; (7) reducing non-storm flows from sources such as vehicle/equipment washing or leaking pipes through containment (e.g., wash area sumps), education and inspection/maintenance; and (8) installing and/or maintaining energy dissipation devices (e.g., riprap aprons with an underlying filter fabric or equivalent material layer) at all applicable storm drain outlets (i.e., those discharging to adjacent canyons).

Implementation of and conformance with the described NPDES Phase II Permit requirements, through measures including (but not limited to) the types of existing practices and industry standard BMPs identified above, would reduce potential Master Plan impacts related to increased runoff volumes and velocities below a level of significance.

Storm Drain Capacity/Flooding

Pursuant to the above discussion of runoff volumes/velocities, implementation of the proposed Master Plan would generate increased storm flows both within and downstream of the campus. This increase would be minimized through conformance with NPDES Phase II Permit requirements, including the identified types of BMPs to reduce runoff generation, velocity and offsite discharge. As noted, such measures would be evaluated in a campus-specific drainage study to be conducted as part of the Grossmont College SWMP. This study will also identify additions or expansions of the existing campus storm drain system necessary to accommodate any increase in runoff, as well as local regulatory requirements to ensure that the capacities of off-site storm drain facilities are not exceeded. Specifically, this will focus on the described measures to minimize the increase in campus-generated flows and off-campus discharge, but could also include efforts to expand or modify existing storm drain facilities. Based on the assumed conformance with identified recommendations in the campus-specific drainage study, additional requirements under the NPDES Phase II Permit and local guidelines related to downstream storm drain facilities, no significant impacts related to storm drain capacity or associated flooding hazards are anticipated from implementation of the proposed Master Plan.

As described in Section 4.6.1, the campus is not within or adjacent to any mapped 100-year floodplains, with the closest such designations located approximately 1.1 miles to the north along the San Diego River. Based on these conditions, proposed Master Plan facilities would not be subject to significant impacts from 100-year flood hazards, and would not impede or redirect 100-year storm flows. As described in Section 4.5, *Geology/Soils*, of this EIR, no significant impacts related to flood hazards from other sources (e.g., catastrophic dam failure) are anticipated in association with the proposed Master Plan.

<u>Groundwater Resources</u>

Implementation of the proposed Master Plan would not involve the use of groundwater for purposes such as municipal consumption or irrigation, with no associated impacts expected. As described above under Existing Conditions, the average depth to groundwater in the closest permanent groundwater basin (the Santee/El Monte Basin, approximately 1.1 miles north) is approximately 100 feet, with no permanent aquifers encountered during geotechnical borings extending to maximum depths of 21 feet at the Science Center site. Based on these conditions, permanent groundwater is not expected to be encountered during Master Plan implementation, with no associated impacts anticipated.

Perched groundwater was also not encountered during the noted geotechnical investigation, although such aquifers could occur in the Master Plan development area as a result of precipitation or irrigation (Kleinfelder 2000a). If perched groundwater is encountered during Master Plan grading/excavation, temporary dewatering activities may be required. Such activities would be subject to pertinent requirements under the associated NPDES General Groundwater Extraction Waste Discharges Permit, with additional discussion provided under Existing Conditions and in the following assessment of water quality (erosion/sedimentation). Because of the typically limited extent of perched groundwater aquifers, however, no significant impacts related to groundwater depletion or recharge are anticipated from Master Plan implementation.

Water Quality

Potential project-related water quality impacts are associated with both short-term construction activities and long-term campus use as described below. Because Master Plan activities would not use or result in potential direct water quality effects to permanent groundwater aquifers (e.g., by underground storage of hazardous materials), potential impacts to groundwater quality would be limited to the percolation of surface runoff and associated contaminants generated within the campus. Based on these conditions, no additional specific discussion of groundwater quality impacts is provided, with the following assessment of potential water quality impacts applicable to both surface and groundwater resources.

Short-term Construction

Potential water quality impacts related to Master Plan construction include erosion/sedimentation, the on-site use and storage of construction-related hazardous materials (e.g., fuels, etc.), the generation of debris from demolition activities, and the disposal of extracted groundwater (if required).

Erosion/Sedimentation

The Master Plan development area encompasses a number of topsoil or other surficial materials with moderate to high erosion potentials, as described in Section 4.5, *Geology/Soils*, of this EIR. Proposed grading, excavation and construction activities would increase the potential for erosion and the transport of eroded material both within and downstream of the campus (i.e., sedimentation). The influx of sediment into downstream receiving waters could result in direct effects such as turbidity, and would also provide a transport mechanism for other contaminants such as hydrocarbons that tend to adhere (adsorb) onto sediment particles. All downstream waters and associated wildlife habitats could potentially be impacted, including the San Diego River and the Pacific Ocean near the mouth of the San Diego River (which is listed as an impaired water body, refer to Table 4.6-3).

Based on the above discussion, implementation of the proposed Master Plan could potentially result in significant water quality impacts from construction-related erosion and sedimentation. As previously described under Regulatory Framework, however, Master Plan activities would be required to comply with applicable provisions of the NPDES Construction Permit. Specifically, this would include the implementation of a campus-wide SWPPP for construction exceeding one acre, with specific elements of this plan including (but not limited to) erosion and sedimentation controls. While specific BMPs to address campus-related erosion and sedimentation issues would be determined based on site-specific parameters, they will include standard recommendations and guidelines contained in sources such as the *EPA Nationwide BMP Menu* (EPA 2003b), *Stormwater Best Management Practices Handbooks* (California Stormwater Quality Association 2003), *Best Management Practices for Erosion and Sediment Control and Stormwater Retention/Detention* (San Diego County Association of Resource Conservation Districts (1998) and the California Department of Transportation (Caltrans) *Storm Water Quality Handbooks* (Caltrans 2000).

Typical erosion and sediment control measures implemented as part of the campus-wide SWPPP would likely include (but not be limited to): (1) seasonal grading restrictions during the rainy season (October 1 to April 30); (2) use of phased grading schedules to limit the area subject to erosion at any given time; (3) use of erosion control/stabilizing measures in applicable areas (including disturbed areas and manufactured slopes with grades of 3:1 or steeper), such as geotextiles, mats, fiber rolls, irrigated hydroseeding or other landscaping (established prior to October 1), bonded fiber matrix or other soil binders; (4) use of sediment controls to protect the site perimeter and prevent off-site sediment transport, including measures such as filtration devices (e.g., temporary inlet filters), silt fences, fiber rolls, gravel bag barriers, temporary sediment basins, check dams, street sweeping, energy dissipators and stabilization of sediment stockpiles and construction equipment access/exit points; (5) preparation and (as applicable) implementation of a weather-triggered action plan to provide enhanced erosion and sediment control measures during the rainy season; (6) implementation of appropriate monitoring, maintenance and sampling/analysis programs (per regulatory requirements) to ensure proper BMP function and efficiency; and (7) implementation of additional BMPs as necessary (and required by appropriate regulatory agencies) to ensure adequate erosion and sedimentation control. Implementation of appropriate BMPs as part of an NPDES SWPPP would reduce potential construction-related erosion and sedimentation impacts below a level of significance.

Erosion within the campus and related sedimentation are not considered to be significant long-term concerns, as virtually all developed areas would encompass pavement or landscaping. The campus would also be subject to long-term erosion/sedimentation controls under NPDES Phase II MS4 Permit requirements. Specifically, this would entail preparing and implementing an approved SWMP, with associated BMPs related to long-term erosion and sedimentation potentially including measures such as the installation of storm water filters and vegetated swales in appropriate areas, as well as installation/maintenance of landscaping, street/parking lot sweeping and trash control efforts. Additional discussion is provided below in this section, with the described permit conformance and BMPs adequate to reduce potential long-term erosion and sedimentation impacts below a level of significance.

Construction-related Hazardous Materials

Proposed construction would involve the on-site use and/or storage of hazardous materials such as fuels, lubricants, solvents, concrete, paint, and portable septic system wastes. The accidental discharge or improper disposal of such materials could potentially result in significant impacts to water quality if hazardous materials reach downstream receiving waters, particularly substances such as petroleum compounds which are potentially toxic to aquatic species in low concentrations.

As described above for erosion and sedimentation, implementation of an NPDES SWPPP would be required under applicable regulatory guidelines. The campus SWPPP would include measures to avoid or mitigate potential impacts related to the use and potential discharge of hazardous materials during Master Plan construction. While specific BMPs to address construction-related hazardous materials would be determined based on site-specific parameters, they would likely include the following types of standard industry measures derived from the previously referenced sources: (1) restriction of paving operations during wet weather and use of sediment control devices downstream of paving activities; (2) proper containment and disposal of paving wastes and slurry (e.g., use of properly designed and contained concrete washout areas); (3) minimizing the amount of hazardous materials stored onsite and restricting storage locations to areas at least 50 feet from storm drains and water courses; (4) use of covered and/or enclosed storage facilities for all hazardous materials; (5) maintenance of accurate written inventories and labels for all stored hazardous materials; (6) use of berms, ditches and/or impervious liners (or other applicable methods) in material storage and vehicle/equipment maintenance areas to provide a containment volume of 1.5 times the volume of stored or generated materials (e.g., wash water) and prevent discharge in the event of a spill; (7) placement of warning signs in areas of hazardous material use or storage and along drainages and storm drains (or other appropriate locations) to avoid inadvertent hazardous material disposal; (8) provision of safety training for applicable employees in the proper use and handling of hazardous materials, as well as appropriate action to take in the event of a spill; (9) on-site storage of absorbent and clean-up materials where they are readily accessible; (10) proper location and maintenance of trash and wastewater facilities; (11) posting of regulatory agency telephone numbers and a summary guide of clean-up procedures in a conspicuous location at or near the job site trailer; (12) regular (at least weekly) monitoring and maintenance of hazardous material use/storage facilities and operations to ensure proper working order; and (13) implementation of a Storm Water Sampling and Analysis Strategy (SWSAS) program pursuant to NPDES guidelines. Implementation of appropriate BMPs as part of an NPDES SWPPP would avoid or reduce potential Master Plan water quality impacts from construction-related hazardous materials below a level of significance.

Demolition-related Debris Generation

The proposed Master Plan includes a number of remodeling/redevelopment activities that would entail partial or complete demolition of existing buildings and parking lots. These activities would generate variable amounts of construction debris, potentially including concrete, asphalt, glass, metal, drywall, paint, insulation, fabric and wood materials. Proposed demolition activities could potentially generate related contaminants such as particulates (e.g., dust from structure razing or pavement demolition). Based on the date of some existing campus facilities proposed for remodeling (i.e., constructed during the 1960s or 1970s), the presence of hazardous substances such as lead-based paint or asbestos insulation is also possible. The introduction of demolition-related particulates (or other contaminants) into the local storm drain system could potentially result in significant downstream water quality impacts, for similar reasons as described above for other potential contaminant sources.

As previously noted, an NPDES SWPPP would be required for conformance with the General Construction Activity Permit, with this document to include measures to address the potential generation of contaminants from demolition activities. While specific BMPs to address demolition-related contaminants would be determined based on site-specific parameters, they would likely include the following types of standard industry measures derived from the previously referenced sources: (1) restricting construction debris storage areas to appropriate locations at least 50 feet from storm drain inlets and water courses; (2) using appropriate storage facilities for construction debris, including adequately sized watertight dumpsters, covers to preclude rain from contacting waste materials, impervious liners, and surface containment features such as berms, dikes or ditches to prevent runon and runoff; (3) employing a licensed waste disposal operator to regularly (at least once a week) remove and dispose of construction debris in an authorized off-site location; (4) recycling appropriate (i.e., non-hazardous) construction debris for on- or off-site use whenever feasible; (5) use of dust-control measures such as watering to reduce particulate generation for pertinent locations/activities (e.g., concrete removal); (6) use of erosion prevention and sediment control devices similar to those described above in this section downstream of all demolition activities; and (7) special handling of debris containing hazardous materials such as lead-based paint or asbestos insulation, if applicable. Implementation of appropriate BMPs as part of an NPDES SWPPP would avoid or reduce potential Master Plan water quality impacts from construction-related demolition to below a level of significance.

<u>Disposal of Extracted Groundwater</u>

As described above under Existing Conditions, seasonally perched groundwater aquifers could potentially be encountered during Master Plan excavation and construction. While the probability for such activity is considered low due to the typically limited extent of perched aquifers, disposal of groundwater extracted during construction activities into the local storm drain system could potentially generate significant impacts to surface water quality through erosion/sedimentation (i.e., if discharged onto a graded or unstabilized area) or the possible occurrence of contaminants in local groundwater. Under such conditions, the disposal of extracted groundwater could impact downstream surface water quality and associated biological habitats through increased turbidity and the introduction of other contaminants.

As described under Regulatory Framework, the District (or project contractors hired by the District) would be required to conform with the applicable NPDES Groundwater Permit prior to disposal of extracted groundwater. While specific BMPs to address potential water quality concerns from disposal of extracted groundwater would be determined based on site-specific parameters, they would likely include the following types of standard industry measures derived from the previously referenced sources: (1) use of erosion prevention and sediment control devices similar to those described above in this section for applicable conditions (e.g., if extracted groundwater discharged onto graded or unstabilized areas); (2) testing, filtering (e.g., with gravel and filter fabric media) and/or treatment (e.g., by conveyance to a municipal wastewater treatment plant) of extracted groundwater prior to discharge if required for NPDES permit conformance; and (3) removal of groundwater by a licensed operator for treatment and disposal if required for NPDES permit conformance. Implementation of BMPs required for conformance with an NPDES Groundwater Permit would avoid or reduce potential Master Plan water quality impacts from disposal of extracted groundwater to below a level of significance.

Long-term Campus Operation

Potential long-term water quality impacts associated with implementation of the proposed Master Plan include the generation and off-campus discharge of urban contaminants. As shown in Tables 4.6-1 and 4.6-2, urban development typically results in the generation of contaminants such as organic materials; nutrients; metals; petroleum compounds; sediment; pathogens; and chemical pesticides, herbicides and fertilizers. Specific sources for the generation of such contaminants from Master Plan development may include (but not be limited to) parking lots, roadways and vehicle/equipment maintenance sites (e.g., heavy metals, trash and debris, sediment, nutrients, pathogens and oil & grease); food service facilities (e.g., trash and debris, nutrients, organic compounds and oxygen demanding substances); landscaping (e.g., sediment, nutrients, organic compounds, oxygen demanding substances, pathogens and pesticides/herbicides); and sewer/portable septic facilities (e.g., oxygen demanding substances and pathogens). Urban contaminants accumulate primarily in streets, parking lots and drainage facilities, and are picked up in runoff during storm events. Contaminant loading is notably higher during initial runoff generation (i.e., the "first flush"), and in arid climates (such as southern California) contaminant loading is higher during the first storm event of the rainy season due to accumulation of contaminants during the dry season. As previously noted, runoff within and from the campus would increase as a result of Master Plan implementation (i.e., due to construction of additional impervious surfaces), with a corresponding increase in runoff contaminant loading potential. The transport of urban contaminants from the Master Plan area to downstream receiving waters could result in significant water quality impacts related to increased turbidity, oxygen depletion and toxicity to associated species.

As described under Regulatory Framework, Master Plan implementation would include conformance with applicable provisions of the NPDES Phase II Small MS4 Permit. Such conformance would entail implementing an approved SWMP that describes BMPs, measurable goals, and timetables for implementing the six identified Minimum Control Measures (as outlined below), as well as measures to reduce the discharge of pollutants to the MEP and provide annual reporting on the progress of SWMP implementation. The District is currently in the process of preparing multi-agency and campus-specific SWMPs to conform with NPDES Small MS4 Permit requirements. Specific measures to address the noted requirements for Master Plan implementation would be determined by the District, SWRCB and RWQCB as part of the on-going permit process. Such efforts would likely include (but not be limited to), however, the continuation/expansion of existing District water quality measures (e.g., directing flows from cafeteria grease traps/ceramic arts sediment traps to the sanitary sewer, and using a contained wash water sump for landscape equipment maintenance), as well as implementing the following types of standard industry measures derived from the previously referenced BMP sources, the NPDES Small MS4 Permit text and consultation with District staff. These measures are organized to address specific criteria and requirements (including the six Minimum Control Measures) identified in the NPDES Small MS4 Permit.

<u>Public Education/Public Participation</u>

The District would implement appropriate efforts to provide public education for water quality issues related to long-term uses and activities proposed under the Master Plan. Such efforts would conform with all applicable state requirements (e.g., for noticing), and may include measures such as: (1) installing signs, displays, bulletin boards or similar facilities (e.g., storm drain stencils) in public areas within the campus to provide information on water quality issues, concerns and requirements; (2) conducting public seminars and/or training sessions on water quality topics at campus facilities; (3) organizing programs to utilize student (or other) volunteers for community clean-up and/or education programs (e.g., household hazardous material collections); and (4) distributing water quality educational materials (e.g., do/don't lists) to faculty, staff, students and/or members of the public.

Illicit Discharge Detection and Elimination

The District would initiate a campus-wide program to detect and eliminate illicit discharges. This program may include efforts such as (1) developing/modifying guidelines to prohibit (including enforcement provisions) illicit discharges that may potentially occur on campus (e.g., disposal of detergents or solvents used in maintenance activities); (2) developing/updating a map of campus storm drain facilities, and scheduling regular inspections of activities/facilities where illicit discharges may occur (e.g., food preparation and vehicle/equipment maintenance sites), as well as storm drains, basins or other sites where such discharges may accumulate; (3) using storm drain stencils or other public education/participation methods (as described above) to discourage illicit discharges; and (4) developing a plan to detect, track and clean up illicit discharges.

Construction Site Storm Water Runoff Control

As noted above under short-term impacts, the District would conform with all applicable NPDES Construction Permit requirements, including the implementation of an SWPPP and related BMPs. The types of BMPs likely to be used to provide regulatory conformance during construction activities are listed above under Short-term Construction Impacts. The District (or designated representative) would also conduct regular inspections of applicable construction activities to ensure conformance with NPDES and SWPPP requirements.

Post-construction Storm Water Management

The District would implement long-term post-construction BMPs to address runoff and water quality concerns, including appropriate site design, source control and treatment control measures to reduce the discharge of contaminants to the MEP. Specific BMPs would be determined by the District, SWRCB and RWQCB as part of the NPDES permit process, and may include the types of measures outlined below. In addition, all site design, source control and treatment control BMPs included in the multi-agency and campus-specific SWMPs (as previously described) would be subject to regular monitoring. As part of the ongoing SWMP process, the District would submit an annual report to the RWQCB detailing the progress of SWMP implementation, including assessments of BMP effectiveness and proposed remedial measures (if applicable).

Site Design BMPs - Site design BMPs are intended to achieve storm water control by mimicking the natural hydrologic regime. They may include the following types of runoff control measures (many of which are also identified above in this section under Runoff Volumes/Velocities): (1) preserving existing undeveloped/vegetated areas; (2) minimizing impervious surface area (e.g., through additional landscaping); (3) installing rooftop catchment devices to collect associated storm flows; (4) using detention or retention basins to regulate offsite flows; (5) using sprinkler precipitation sensors/shut-off valves and seasonal schedules to reduce irrigation; (6) installing permeable pavement in appropriate areas (e.g., pedestrian pathways and parking areas); (7) using native and/or drought-tolerant landscaping varieties; (8) directing runoff from developed sites into vegetated areas (e.g., swales adjacent to paved parking areas); (9) installing energy dissipators at all storm drain outlets; and (10) reducing non-storm flows from sources such as vehicle/equipment washing or leaking pipes through education, maintenance and enforcement. These measures would help reduce long-term urban contaminant generation by retaining permeable areas, increasing infiltration, decreasing runoff, minimizing irrigation requirements, using vegetated areas to provide runoff filtering (e.g., for chemical, organic, hydrocarbon and pathogen contaminants), and reducing runoff velocity (and associated erosion/sedimentation potential) prior to off-site discharge.

Source Control BMPs - Source control BMPs are intended to avoid or minimize the introduction of contaminants into the storm drain and natural drainage systems. The use of source control BMPs for the proposed Master Plan may include the items listed above under Public Education/Participation and Illicit Discharge Detection and Elimination, as well as the following types of measures: (1) implementing programs for regular street sweeping (twice per month) and waste/green waste collection and disposal/recycling (weekly); (2) conducting regular maintenance and/or repair of landscaped areas (weekly), drainage facilities (at least three times per year, including once at the beginning of the rainy season), and other pertinent sites (e.g., areas experiencing erosion or ponding); (3) using integrated pest management (IPM) principles such as biological controls, habitat manipulation and use of pest-resistant plant varieties to minimize chemical applications; (4) proper application techniques for chemical pesticides, herbicides and fertilizers when used (e.g., conformance with manufacturer's specifications); (5) providing covered and enclosed sites (i.e., to avoid runon/runoff) for trash storage, material loading, hazardous material use/storage and vehicle/equipment repair, maintenance and washing areas; (6) providing closed drainage systems (e.g., sumps with no direct connections to storm drains) for vehicle/equipment repair and maintenance areas, as well as hazardous material use/storage areas; (7) providing a self-contained drainage system with pretreatment (e.g., a clarifier) and connection to a sanitary sewer for vehicle/equipment washing areas; (8) providing a self-contained drainage system with a grease trap and connection to a sanitary sewer for restaurant equipment wash areas; and (9) using permeable pavement and/or directing runoff into vegetation (e.g., grass-lined swales) for paved parking areas. These measures would help reduce long-term urban contaminant generation by avoiding and/or reducing the discharge of identified urban contaminants and ensuring proper function of storm drain facilities.

Treatment Control BMPs - Treatment control BMPs are intended to mitigate (infiltrate, filter or treat) runoff from developed areas, and are required to incorporate (at a minimum) either volume- or flow-based treatment control design standards (as described in the Phase II Small MS4 Permit). As with other BMPs, specific design and location criteria would vary with local conditions and would be determined during the permit process. Treatment control BMPs applicable to the long-term use and operation of proposed Master Plan facilities/activities may include the following types of measures: (1) using inlet and/or in-line filtering/treatment devices such as fossil filters®, other media (e.g., sand) filters, continuous separation chamber (CDS®) units, nutrient separating baffle boxes equipped with hydrocarbon filters, Vortechs® systems, or detention/retention basins, to treat all runoff derived from developed Master Plan areas; (2) using devices such as oil/water separators and/or vegetation-lined swales (or other bio-filtration designs) to treat runoff from appropriate areas including paved parking lots; (3) conducting regular inspections and maintenance of treatment control BMPs (at least three times per year, including once at the beginning of the rainy season) to ensure proper working order and effective storm water treatment; and (4) implementation of additional BMPs as necessary (and required by appropriate regulatory agencies) to provide effective storm water treatment. These measures would help reduce the effects of long-term urban contaminants by treating campus stormwater flows to remove significant portions of the identified pollutants prior to offsite discharge, as well as ensuring proper function of storm drain and BMP facilities.

Pollution Prevention/Good Housekeeping

The District would implement programs to monitor potential contaminant-generating activities and associated drainage facilities/BMPs within the campus. This would include a number of the inspection/monitoring and maintenance efforts described above under Illicit Discharge Detection and

Elimination, Construction Site Storm Water Runoff Control and Post-construction Storm Water Management, as well as educational programs for faculty, staff, students and the public described under Public Education/Public Participation. In addition, the District would work closely with the RWQCB to ensure that the campus SWMP and BMPs are minimizing pollutant sources and discharge, and to initiate remedial measures to ensure conformance with the MEP standard as necessary.

4.6.3 Mitigation Measures

Based on the above discussions, implementation of the proposed Master Plan would conform with all applicable regulatory requirements, including NPDES permits and the RWQCB San Diego Basin Plan. Such conformance would entail the preparation and implementation of detailed plans to address potential water quality issues during short-term Master Plan construction (an SWPPP) and long-term use/operation (an SWMP) activities. Because the preparation and effective implementation of these plans (along with related monitoring, maintenance and reporting efforts) are either required under existing laws and regulations, or are voluntarily being implemented by the District, all potential hydrology/water quality impacts associated with the proposed Master Plan would be avoided or reduced below a level of significance and mitigation is not required.

SECTION 4.7

NOISE

4.7 NOISE

The following section evaluates potential short-term noise impacts resulting from implementation of the Master Plan. This includes the potential for construction activities associated with the Master Plan to cause a substantial temporary increase in ambient noise levels within or around Grossmont College or to expose people to excessive noise levels. Noise impacts associated with traffic and operational sources were determined not to be significant and are discussed in Section 5.3.5 of this document.

4.7.1 Existing Conditions

Noise Descriptors

Noise can be defined as any unwanted sound. Sound levels are usually measured and expressed in units called decibels (dB). Since the human ear is not equally sensitive to all sound frequencies, noise levels are factored more toward human sensitivity using the "A" weighting scale, written as dB(A). Over the audible range of pitch (or frequency), the human ear is less sensitive to low and very high-pitched frequencies, and more sensitive to mid-range frequencies. Figure 4.7-1, *Typical Noise Levels*, illustrates typical noise levels for common events in the environment.

Although the A-weighted noise level indicates the level of noise at a given instance, community noise levels vary continuously. Community noise usually consists of the sum of many distant and indistinguishable sources that create a relatively steady background ambient noise. To account for the variability in sound levels, a mathematical average is used to describe the noise exposure. This time-averaged sound level is defined as the equivalent noise level L_{eq}. In general terms, L_{eq} is the average noise level during the specified time period. Because community receptors are more sensitive to unwanted noise intrusion during the evening hours and at night, state law requires that measured noise during the evening and night be artificially increased to obtain a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL). The CNEL is obtained by adding five dB to sound levels in the evening hours (7 PM to 10 PM) and adding ten dB to sound levels at night (10 PM to 7 AM). The five- and ten-dB increase is applied to account for heightened noise sensitivity during the evening and nighttime hours.

Changes in ambient noise levels are generally perceptible to the human ear at a difference of three dB(A). A five-dB(A) increase represents a more noticeable change, while a difference of 10 dB(A) would be perceived as a doubling of existing levels.

Noise levels from a particular source generally decrease as the distance to the receptor increases. Other factors, such as reflecting surfaces or shielding also affect noise levels at any given location. Generally, traffic noise is reduced by a factor of 3 to 4.5 dB(A) per doubling of distance from the source. Noise from stationary point sources is reduced by 6 to 7.5 dB(A) for every doubling of distance. Noise levels may also be reduced by intervening structures, with a single row of intervening structures attenuating noise levels by 5 dB(A) and a solid wall or berm reduces noise levels by 5 to 10 dB(A). In addition, typical residential construction provides noise attenuation of approximately 20 dB(A) with exterior doors and windows closed and approximately 13 dB(A) with doors and windows open.

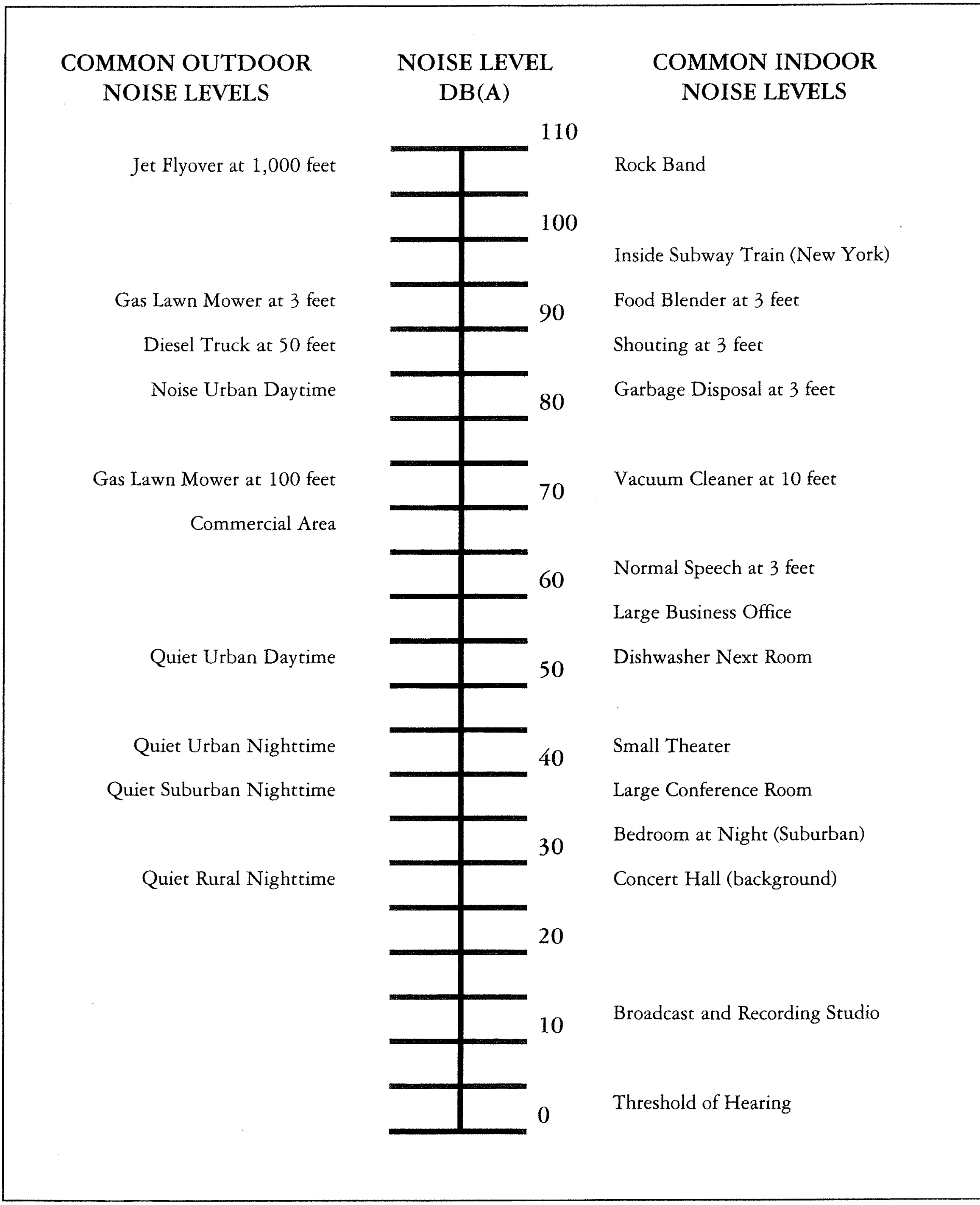
Noise Sensitive Land Uses

Noise sensitive receptors are land uses associated with indoor and/or outdoor activities that may be subject to stress and/or significant interference from noise. They typically include residential dwellings, dormitories, mobile homes, hotels, motels, hospitals, nursing homes, educational facilities (i.e., classrooms) and libraries. On-campus noise sensitive receptors include classrooms in the central portion of campus, the Learning Resource Center in the central portion of campus and the Child Development Center in the southwestern portion of campus. Off-campus noise sensitive receptors in the project vicinity include single- and multi-family residences to the south.

Regulatory Framework

<u>State</u>

Title 24 of the California Code of Regulations establishes interior noise insulation standards for multi-family dwelling units (that may be extended to single-family units by local legislative action) and hotel/motel rooms. Specifically, interior noise levels attributable to exterior sources must not exceed 45 dB(A) CNEL in any habitable room of new dwelling units or classrooms. Generally, a 65



Typical Noise Levels

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 4.7-1

HELIX

dB(A) CNEL exterior noise exposure will achieve the interior standard provided windows are closed. If windows are open, exterior levels generally must not exceed 55 dB(A) CNEL to meet the standard.

<u>Local</u>

Although Grossmont College is generally not subject to local regulations, local standards are considered by the District in an effort to attain consistency with local plans and policies, to the extent feasible. Applicable local policies related to short-term noise include the City of El Cajon Municipal Code (Title 17, Zoning Ordinance). Section 17.60.090 of the Zoning Ordinance establishes a variety of performance standards and/or specific prohibitions on noisy activity. The ordinance limits the allowable noise level at the property line that a land use may impose upon another. The standard for the most noise sensitive uses is 60 dB(A) L_{eq} by day and 55 dB(A) L_{eq} at night at the property line. The ordinance also restricts the hours of construction to occur between 7 AM and 7 PM when conducted within a residential zone or 500 feet from a residential zone.

Because Grossmont College is immediately adjacent to the City of San Diego to the south, compliance with the City of San Diego' Noise Ordinance (§59.5.0404 of the City of San Diego Municipal Code) should be considered, particularly during construction activities. The City of San Diego Noise Ordinance prohibits construction activities between the hours of 7 PM and 7 AM, and on Sundays and legal holidays, except in the case of an emergency. In addition, construction noise must not exceed an average sound level of 75 dB at the property line of residential-zoned property during the 12-hour period from 7 AM to 7 PM. These regulations are consistent with the City of El Cajon's construction regulations described above.

4.7.2 <u>Impacts</u>

Thresholds of Significance

Thresholds of significance for short-term noise impacts are based on Appendix G of the State CEQA Guidelines. Short-term noise impacts would be considered significant if implementation of the Master Plan would result in the following:

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

Impact Analysis

The primary source of noise associated with implementation of the Master Plan would be construction activities for the proposed 100,000 assignable square feet of building space and associated parking lots and recreational facilities. Construction of these facilities would occur in phases over the approximately 15-year planning horizon of the Master Plan. Construction would involve several phases including demolition, grading, foundation construction and finish construction. Noise generated by construction equipment can vary in intensity and duration during various phases of construction. The potential noise levels associated with typical construction equipment and outdoor construction activities are identified in Tables 4.7-1, *Typical Construction Equipment Noise Levels*, and 4-7-2, *Typical Outdoor Construction Noise Levels*. As shown in Tables 4.7-1 and 4.7-2, maximum construction noise levels at 50 feet would range from approximately 80 to 90 dB(A) L_{eq}, depending on the type of construction equipment and construction phase. As discussed earlier, noise from point sources (including construction equipment) is attenuated by a factor of approximately six dB(A) per doubling of distance. Thus, at a distance of 100 feet from the source, the maximum noise level would range from approximately 74 to 84 dB(A) L_{eq}. At a distance of 500 feet from the source, construction noise would range from approximately 60 to 70 dB(A) L_{eq} and approximately 53 to 64 dB(A) L_{eq} at a distance of 1,000 feet from the source. Intervening structures or topography would further attenuate noise emissions. Noise generated during construction activities would result in a temporary increase in noise on campus, as well as at the existing residential uses to the south.

Table 4.7-1
TYPICAL CONSTRUCTION EQUIPMENT NOISE LEVELS

Equipment	Maximum Noise Level dB(A) L_{eq} 50 feet from source
Backhoe	80
Compactor	83
Concrete Mixer	85
Concrete Pump	82
Dozer	85
Grader	85
Loader	85
Pneumatic Tools	85
Scraper	89
Trucks	88

Source: Federal Transit Administration 1995.

Table 4.7-2
TYPICAL OUTDOOR CONSTRUCTION NOISE LEVELS

Construction Phase	Noise Level at 50 feet dB(A) L_{eq}	Noise Level at 50 feet dB(A) L_{eq} with Mufflers
Ground Clearing	84	82
Excavation, Grading	89	86
Foundations	78	77
Structural	85	83
External Finishing	89	86

Source: EPA 1971.

Campus development under the Master Plan would occur in areas in close proximity to on-campus noise sensitive uses, including classrooms, the Learning Resource Center and the Child Development Center, as well as at other campus buildings. Construction noise levels could temporarily reach the maximum level of 89 dB(A) L_{eq}, as identified in Tables 4.7-1 and 4.7-2 above, during the daytime at nearby campus buildings. This would represent a temporary substantial increase in ambient noise levels on campus and is considered a potentially significant noise impact.

Off-campus residential uses are located to the east, west and south. Single-family residences are within approximately 750 feet of the eastern campus boundary and are buffered by State Route 125 and intervening topography. Single-family residences are located approximately 250 feet from the southwestern campus boundary, and single- and multi-family units are located immediately adjacent to the southern campus boundary. At their closest, proposed construction activities would occur approximately 800 feet from the residences to the east, approximately 500 feet from the residences to the west and immediately adjacent to the residences to the south. Noise generated during construction activities would be audible and possibly a nuisance at these residences. Consequently, existing ambient noise levels would temporary elevate to some degree, most notably at the adjacent residences to the south. Increases at the residences to the east would not be substantial due to their relative distance to the campus combined with the presence of State Route 125 and intervening topography. Such increases at the residences to the south and west, however, could be substantial in comparison to existing levels due to their proximity to proposed campus development and lack of intervening topography or structures. Therefore, construction noise impacts on off-campus residential uses are considered potentially significant.

4.7.3 Mitigation Measures

Implementation of the Mitigation Measure 4.7-1 would reduce potentially significant construction noise impacts to below a level of significance:

Mitigation Measure 4.7-1: The District shall require by contract specifications incorporation of the following construction noise attenuation measures during construction activities:

- Construction equipment shall be properly maintained and equipped with noise mufflers or other noise-reduction devices to minimize construction noise.

- Stationary construction equipment (i.e., generators, pumps) shall be located, to the extent possible, a minimum of 100 feet from noise-sensitive land uses.

- Laydown and construction staging areas shall be located, to the extent feasible, a minimum of 100 feet from noise sensitive land uses.

- Construction activities shall be limited to the hours between 7:00 AM and 7:00 PM, Monday through Saturday. No construction shall occur on Sundays and legal holidays, except in the case of emergency, to minimize disruption to area residents and on-campus noise sensitive uses.

- Within 72 hours of the commencement of construction activities, the District shall notify in writing noise sensitive uses (i.e., academic, administrative and residential areas) adjacent to construction activities of the construction activities, hours and duration, including a point of contact in which to report construction noise complaints.

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SECTION 4.8

PALEONTOLOGY

4.8 PALEONTOLOGY

Paleontology is the science dealing with pre-historic plant and non-human animal life. Paleontological resources (or fossils) typically encompass the remains or traces of hard and resistant materials such as bones, teeth or shells, although plant materials and occasionally less resistant remains (e.g., tissue or feathers) can also be preserved. The formation of fossils typically involves the rapid burial of plant or animal remains and the formation of casts, molds or impressions in the associated sediment (which subsequently becomes sedimentary rock). Because of this, the potential for fossil remains in a given geologic formation can be predicted based on known fossil occurrences from similar (or correlated) geologic formations in other locations. Based on a site-specific geotechnical investigation conducted on campus (Kleinfelder 2000a) and review of published geologic literature (California Division of Mines and Geology [CDMG] 1992a and 1975), geologic formations observed or expected to occur within the proposed Master Plan development area are described below in order of increasing age. This discussion is followed by assessments of paleontological resource sensitivity and potential project impacts, with additional description of site geology provided in Section 4.5, *Geology/Soils*, of this EIR.

4.8.1 Existing Conditions

Quaternary Alluvium/Colluvium

Quaternary (between approximately 11,000 and 2 million years old) alluvial and colluvial deposits may potentially occur in one or more small drainages located along the undeveloped campus perimeter. Alluvial materials generally consist of unconsolidated and poorly sorted sand, silt and clay, with variable amounts of cobbles and boulders. Colluvial (or slope wash) materials consist of more angular deposits that typically occur at the base of steeper slopes. Fossil occurrences in alluvial/colluvial materials from western San Diego County (including the campus area) are rare, although isolated occurrences of more resistant materials (e.g., teeth) are known from areas including El Cajon Valley (Demere and Walsh 1994).

Tertiary Mission Valley Formation

The Eocene-age (between approximately 38 and 55 million years old) Mission Valley Formation is composed of predominantly soft, friable, fine- to medium-grained marine and non-marine sandstone with local carbonate interbeds. This unit is widely exposed southwest of the campus, including areas within approximately 100 feet of the southern campus boundary along Grossmont College Drive. Due to its geographic and stratigraphic position, however (i.e., conformably overlying the Stadium Conglomerate, as described below), the Mission Valley Formation is not expected to occur (including subsurface exposures) within the campus. This formation has yielded abundant fossil remains, including macroinvertebrates (e.g., clams, snails and crustaceans) and vertebrates (e.g., sharks) from marine deposits, as well as petrified wood and land mammals (e.g., bats, primates and rodents) from non-marine sediments (Demere and Walsh 1994).

Tertiary Stadium Conglomerate

The Eocene Stadium Conglomerate generally consists of a cobble conglomerate that includes a coarse-grained, locally cross-bedded sandstone matrix and a massive (i.e., without notable structure such as bedding) conglomerate with predominantly cobble-size grains (between approximately 2 to 8 inches in diameter). The Stadium Conglomerate is expected to underlie the entire area proposed for development under the Master Plan to approximate depths of 150 feet below grade (Kleinfelder 2000a; CDMG 1992a, 1975). This formation has yielded diverse fossil assemblages from various geographic locations, including well-preserved vertebrates such as insectivores, primates, rodents and carnivores (Demere and Walsh 1994).

Tertiary Friars Formation

The Eocene Friars Formation includes poorly cemented, generally massive, medium-grained marine and non-marine sandstones, with interbeds of sandy claystone occurring locally and cobble conglomerate lenses present in the eastern-most extent of the formation (including the campus area). The Friars Formation is expected to conformably underlie the Stadium Conglomerate in most or all of the proposed Master Plan development area and, as noted above, likely occurs at depths of approximately 150 feet below the surface in this area. Fossil occurrences in the Friars Formation include abundant vertebrates such as insectivores, primates and rodents, as well as marine macroinvertebrates and terrestrial flora (i.e., leaves).

Cretaceous Granitic Rocks

Undifferentiated Cretaceous granitic rocks are widely exposed in the campus vicinity, including extensive areas to the west. These rocks likely underlie the entire campus, although based on the stratigraphic relationships described above for Tertiary strata, granitic rocks are expected to occur at considerable depth, i.e., beneath the Stadium Conglomerate and/or Friars Formation (Kleinfelder 2000a, CDMG 1975). Fossil occurrences are unknown and unexpected in granitic rocks due to their igneous (i.e., molten) origin.

Paleontological Resource Sensitivity

Each of the above formations has been evaluated for paleontological resource potential and assigned a sensitivity rating, based on the following criteria derived from sources including Demere and Walsh (1994) and the City of San Diego (2004b).

- <u>High Sensitivity</u> - Geologic formations with high sensitivity generally produce (or have strong potential to produce) vertebrate fossil remains and/or other fossil materials of substantial scientific value.

- <u>Moderate Sensitivity</u> - Moderate sensitivity is assigned to formations exhibiting either: (1) known occurrences of poorly preserved, common (i.e., abundant) or stratigraphically unimportant fossil remains; or (2) formations with a strong but unproven potential to produce important fossils (e.g., vertebrates).

- <u>Low Sensitivity</u> - Formations with low sensitivity typically include materials that are geologically recent and/or formed in high-energy environments (e.g., alluvial deposits), and contain primarily small quantities of invertebrate fossil remains that are not of substantial scientific value.

- Unknown Sensitivity - Unknown sensitivity is assigned to formations which are not currently known to produce paleontological resources, but which have some potential for producing fossils based on their sedimentary origin.

- No Sensitivity - Formations with no sensitivity include materials with no potential to produce fossil remains due to their molten origin, such as granitic or volcanic rocks.

4.8.2 Impacts

Thresholds of Significance

The following significance thresholds are derived from related discussions provided in CEQA and the State CEQA Guidelines, as well as the City of San Diego Significance Determination Thresholds (City of San Diego 2004b). Project-related impacts to paleontological resources would be considered potentially significant if they would:

- Involve grading that includes more than 1,000 cubic yards (cy) of material and extends to depths of 10 feet or more within high-sensitivity geologic formations.

- Involve grading that includes more than 2,000 cy of material and extends to depths of 10 feet or more within moderate-sensitivity geologic formations.

Impact Analysis

Based on the discussions of site geology provided in this section, Section 4.5, *Geology/Soils*, and the site-specific geotechnical investigation conducted for the Science Center site (Kleinfelder 2000a), the geologic formation considered most likely to be encountered during grading and excavation for development of the proposed Master Plan is the Tertiary Stadium Conglomerate. The Tertiary Friars Formation and Cretaceous granitic rocks are also expected to underlie the proposed Master Plan development area, although it is considered unlikely that they would be encountered due to their anticipated depth below the existing ground surface (i.e., 150 feet or more). Additional deposits known or expected to occur within the campus or vicinity (including Quaternary alluvium/colluvium and the Tertiary Mission Valley Formation) are also not expected to be encountered in the proposed Master Plan development area, as described above. All of the noted deposits and their associated paleontological resource sensitivity ratings are listed in Table 4.8-1, *Paleontological Resource Potential Grossmont College Master Plan*. Based on this information, implementation of the proposed Master Plan is expected to result in potentially significant paleontological resource impacts in association with grading/excavation within the Tertiary Stadium Conglomerate, and potentially (albeit unlikely) the Tertiary Friars and Mission Valley formations. Mitigation measures associated with these potential impacts are identified below.

Table 4.8-1
PALEONTOLOGICAL RESOURCE POTENTIAL
GROSSMONT COLLEGE MASTER PLAN

GEOLOGIC FORMATION	SENSITIVITY RATING
Quaternary Alluvium/Colluvium	Low Sensitivity
Tertiary Mission Valley Formation	High Sensitivity
Tertiary Stadium Conglomerate	High Sensitivity
Tertiary Friars Formation	High Sensitivity
Cretaceous Granitic Rocks	No Sensitivity

Source: Demere and Walsh 1994; City of San Diego 2004b.

4.8.3 Mitigation Measures

Implementation of the following mitigation measure would reduce potentially significant impacts to paleontological resources to below a level of significance:

Mitigation Measure 4.8-1: If the site-specific geotechnical investigations to be conducted for new construction under the Master Plan determine that proposed excavation and grading activities may encounter previously undisturbed deposits of the Tertiary Stadium Conglomerate, Mission Valley Formation and/or Friars Formation, the District or project contractor shall implement a paleontological monitoring and recovery program consisting of the following:

- A qualified paleontologist shall be retained to implement a paleontological monitoring and recovery program as a condition of the project construction contract. A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is a recognized expert in the identification and recovery of fossil materials.

- The qualified paleontologist shall attend the project pre-construction meeting to discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities would likely extend to depths of 10 feet or more and include more than 1,000 cy of material within undisturbed portions of the high-sensitivity Stadium Conglomerate, Mission Valley Formation and/or Friars Formation, then monitoring shall be conducted as outlined below.

- The project paleontologist or a paleontological monitor shall be on site during original cutting of the above noted geologic units. A paleontological monitor is defined as an individual who has experience in collection and salvage of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic units shall be conducted at least half-time at the beginning of excavation, and may be either increased or decreased thereafter depending on initial results (per direction by the project paleontologist).

- In the event that well-preserved fossils are discovered, the project paleontologist shall have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains shall be cleaned, sorted, catalogued and deposited in an appropriated scientific institution such as the San Diego Museum of Natural History.

- A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program shall be submitted to the District within three months of terminating monitoring activities.

SECTION 4.9

POPULATION AND HOUSING

4.9 POPULATION AND HOUSING

The following section summarizes existing and forecasted population and housing conditions for Grossmont College and surrounding areas, including the cities of El Cajon, Santee, La Mesa, as well as the City of San Diego Navajo Community Planning area. This section also describes population growth directly related to implementation of the Master Plan and other growth that may be indirectly induced by the Master Plan.

4.9.1 Existing Conditions

Population

Regional

Grossmont College is located in the northwestern portion of the City of El Cajon and is immediately adjacent to the cities of Santee on the north and west and the City San Diego's Navajo Community Planning area on the south. The Navajo Community Planning area encompasses approximately 8,000 acres and includes the communities of San Carlos, Allied Gardens, Del Cerro and Grantville. Also within close proximity to Grossmont College is the City of La Mesa, which is located approximately 1.5 miles to the south. The total population within the campus area was 250,697 in the year 2000 (SANDAG 2000 Census Data). By the year 2010, the total population within the campus area is forecast to reach 265,377 and 290,082 by the year 2020. Current and projected population data within the campus area is presented below in Table 4.9-1, *Population Growth Forecast within the Grossmont College Area*.

Table 4.9-1
POPULATION GROWTH FORECAST WITHIN THE GROSSMONT COLLEGE AREA
2000 - 2020

	2000	2010	Change 2000 - 2010		2020	Change 2000 - 2020	
			Growth	Percent		Growth	Percent
El Cajon	94,869	98,670	3,801	4.01	107,219	12,350	13.02
Santee	52,975	58,584	5,609	10.59	67,703	14,728	27.80
La Mesa	54,749	57,337	2,588	4.73	59,650	4,901	8.95
Navajo Community Planning area							
San Carlos	22,786	23,664	878	3.85	27,195	3,231	15.50
Allied Gardens, Del Cerro and Grantville	25,318	27,122	1,804	7.13	28,315	2,997	11.84
TOTAL	250,697	265,377	14,680	5.86	290,082	39,385	15.71

Source: SANDAG.

Grossmont College

The campus population consists of students, faculty/staff and other non-Grossmont College affiliates. Student enrollment at Grossmont College is measured in three different metrics, including Weekly Student Contact Hours (WSCH), headcount and full-time equivalent students (FTES). WSCH refers to the number of hours students spend in class on a weekly basis, headcount refers to the number of individual students registered at Grossmont College and FTES is the number of students carrying an average of 15 weekly contact hours for the full academic year. Student headcount as of the 2002-03 academic year was approximately 18,000 students. Existing faculty and staff population on campus totals approximately 433 persons (Switzer, pers. comm. 2003).

Regional Housing

Housing within the Grossmont College area consists of a combination of single-family, multi-family and mobile homes. According to SANDAG, there was a total of 99,551 housing units within this area in the year 2000. Of those, 97,088 were occupied (98 percent). A comparison between the existing and projected housing units is summarized in below in Table 4.9-2, *Housing Forecast within the Grossmont College Area*. Grossmont College does not contain any housing.

Table 4.9-2
HOUSING GROWTH FORECAST WITHIN THE GROSSMONT COLLEGE AREA
2000 - 2020

Housing Type	2000	2010	Change 2000 - 2010		2020	Change 2000 - 2020	
			Growth	Percent		Growth	Percent
El Cajon							
Single Family	14,930	15,140	210	1.41	15,892	962	6.44
Multiple Family	18,504	18,523	19	0.10	20,274	1,770	9.57
Mobile Homes	1,756	1,795	39	2.22	1,788	32	1.82
Subtotal	35,190	35,458	268	0.76	37,954	2,764	7.85
Santee							
Single Family	12,238	13,485	1,247	10.19	15,109	2,871	23.46
Multiple Family	4,118	4,173	55	1.34	5,307	1,189	28.87
Mobile Homes	2,477	2,533	56	2.26	2,553	76	3.07
Subtotal	18,833	20,191	1,358	7.21	22,969	4,136	21.96
La Mesa							
Single Family	13,009	13,160	151	1.16	13,329	320	2.46
Multiple Family	11,754	11,798	44	0.37	12,197	443	3.77
Mobile Homes	180	184	4	2.22	178	-2	-1.11
Subtotal	24,943	25,142	199	0.80	25,704	761	3.05

Table 4.9-2 (cont.)
HOUSING GROWTH FORECAST WITHIN THE GROSSMONT COLLEGE AREA
2000 - 2020

Housing Type	2000	2010	Change 2000 - 2010		2020	Change 2000 - 2020	
			Growth	Percent		Growth	Percent
Navajo Community Planning Area							
San Carlos							
Single Family	7,138	7,141	3	0.04	7,153	15	0.21
Multiple Family	2,390	2,392	2	0.08	3,635	1,245	52.09
Mobile Homes	38	39	1	2.70	40	2	5.26
Allied Gardens, Del Cerro and Grantville							
Single Family	8,609	8,766	157	1.82	8,771	162	1.88
Multiple Family	2,069	2,248	179	8.65	2,553	484	23.39
Mobile Homes	341	349	8	2.35	355	14	4.11
Subtotal	20,585	20,935	350	1.70	22,507	1,922	9.34
TOTAL	99,551	101,726	2,175	2.18	109,134	9,583	9.63

Source: SANDAG.

4.9.2 Impacts

Thresholds of Significance

Thresholds of significance for population and housing impacts are based on Appendix G of the State CEQA Guidelines. Population and housing impacts would be considered significant if implementation of the Master Plan would result in one or more of the following:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Impact Analysis

Proposed development under the Master Plan would consist of academic, administrative and recreational facilities and would not include housing or businesses that could result in direct population growth. Implementation of the Master Plan would create approximately 75 new employment opportunities consisting of additional faculty and staff positions. It is anticipated that the majority of the new faculty and staff positions would be filled by persons already residing in the region and thus, would not create a new demand for additional housing. Some faculty and staff positions may be filled by individuals who currently reside outside of the region and they would be expected to seek housing in nearby communities; however, no significant pressure on local housing supply or demand is expected to result from implementation of the Master Plan.

As discussed above, the existing student campus population is approximately 18,000 students. Implementation of the Master Plan would construct new campus facilities and renovate existing structures to accommodate 20,000 students by the year 2015. Thus, implementation of the Master Plan would accommodate an anticipated enrollment increase of approximately 2,000 students. Population growth within the District's boundary is expected to substantially increase by the year 2015. While the percentage increase from 1990 to 1996 was only 10 percent, a 30 percent increase is anticipated by the year 2015 (Spencer/Hoskins Associates 2000a). Surrounding areas are projected to experience a 50- to 100-percent population increase over the same time period (Spencer/Hoskins Associates 2000a). Therefore, development pursuant to the Master Plan would not directly induce population growth, but rather would accommodate anticipated regional growth.

Grossmont College is located in a developed area currently served by existing utilities, infrastructure and public services that would accommodate proposed campus development. Further, no new public roadway segments or extensions would be required to implement the Master Plan. Roadway improvements are proposed as part of the Life Safety Rebuild of Main Entrances (project 6) and include modifications to the existing intersections of Grossmont College Drive with Highwood and Griffin drives (see Section 3.4.6 for a detailed description). These proposed road improvements would occur at existing roadways that already provides access to the campus and would not induce campus population, as it would improve campus access and vehicular circulation. Therefore, implementation of the Master Plan would not indirectly induce population growth.

Grossmont College is a community college and does not contain any campus housing and thus, implementation of the Master Plan would not displace any people or housing. Therefore, no population and housing impacts relative to impact thresholds two and three above would occur.

4.9.3 Mitigation Measures

Because population and housing impacts would be less than significant, no mitigation is required.

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SECTION 4.10

TRAFFIC AND CIRCULATION

4.10 TRAFFIC AND CIRCULATION

This section of the EIR evaluates the potential for implementation of the Master Plan to result in impacts related to traffic and circulation. In support of this analysis, a traffic analysis for the Grossmont College Master Plan was prepared by Katz, Okitsu and Associates (KOA) and is contained in Appendix B. The results and conclusions are summarized in the applicable discussions within this section and other sections of this document.

4.10.1 Existing Conditions

Grossmont College is located in the northwestern portion of the City of El Cajon adjacent to the cities of Santee on the north and west and San Diego on the south. Figure 4.10-1, *Existing Roadway Network*, illustrates the existing roadway network in the project area, which is generally comprised of four freeways and several major and minor roadways.

Existing Roadway Segment Description and Operations

Street segment travel conditions are based on two measures: average daily traffic (ADT) volumes and level of service (LOS). LOS is a measure used to describe the condition of traffic flow, and is calculated by comparing ADT with the capacity of the roadway. The LOS is expressed using letter designations from "A" to "F," with LOS "A" representing the best case and LOS "F" representing the worst case. Generally LOS "A" through "C" represents free to stable flow traffic conditions with little or no delay. LOS "D" represents limited congestion and some delay that is acceptable to most people. LOS "E" and "F" represent extremely unstable flow and significant delays. When evaluating traffic conditions, LOS A through D is considered acceptable for urbanized areas where further improvement in LOS is not feasible or practical. The existing roadway segment conditions are described below and summarized in Table 4.1-1, *Existing Daily Roadway Segment Conditions*.

Grossmont College Drive

Grossmont College Drive extends from the campus southeasterly to its terminus at Erin Drive. Grossmont College Drive continues on campus as a private access road. The public portion of the roadway is constructed as a three-lane collector with sidewalks on both sides and no on-street parking. The El Cajon General Plan Circulation Element designates Grossmont College Drive as a Secondary Arterial.

Highwood Drive

Highwood Drive, immediately adjacent to and southwest of the campus, is a relatively short southwest- to northeast-trending roadway that connects Lake Murray Boulevard with Grossmont College Drive. Highwood Drive is constructed as a three-lane collector with a posted speed limit of 25 miles per hour. Sidewalks are provided along both sides of the street and on-street parking is not permitted. The Navajo Community Plan designates Highwood Drive as a two-lane Collector Street.

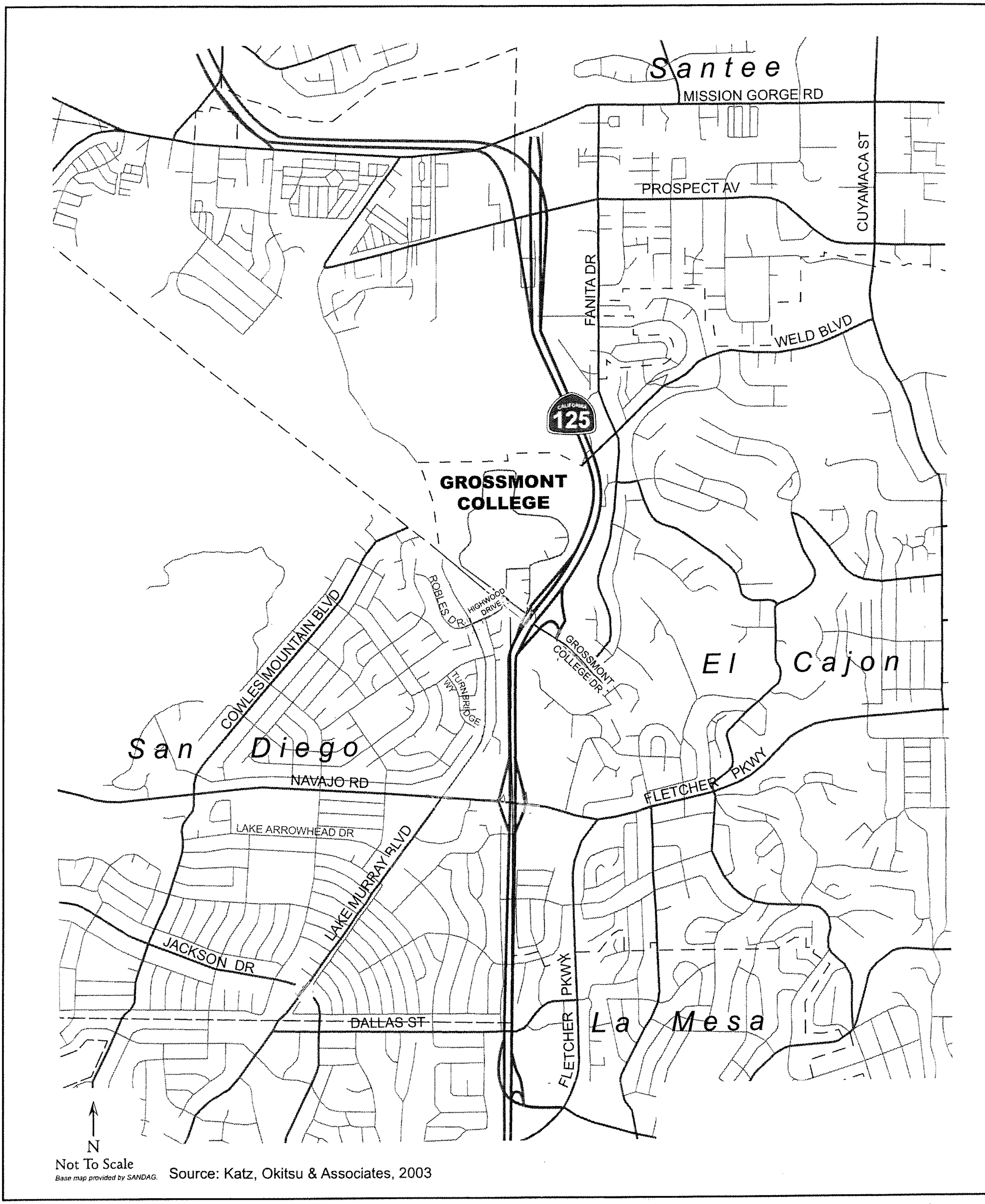
Lake Murray Boulevard

Lake Murray Boulevard, located southwest of the campus, extends northerly from 70th Street in San Diego to its terminus adjacent to the southwest campus boundary. Lake Murray Boulevard is constructed as a four-lane major arterial. Sidewalks and bicycle lanes are provided along both sides of the roadway and on-street parking is not permitted. The posted speed limit is 40 mph. The Navajo Community Plan designates Lake Murray as a four-lane Primary Arterial.

Table 4.10-1
EXISTING DAILY ROADWAY SEGMENT CONDITIONS

ROADWAY SEGMENT	CLASSIFICATION/ LANES	CAPACITY AT LOS E	ADT	V/C	LOS
Grossmont College Drive					
Fanita Drive to SR-125 NB ramps	Secondary Arterial/2	15,000	9,555	0.64	C
SR-125 NB ramps to SR-125 SB ramps	Secondary Arterial/3	22,500	13,522	0.60	C
Highwood Drive					
Campus entrance to Lake Murray Boulevard	Collector/3	10,000	11,375	1.14	F
Lake Murray Boulevard					
Robles/Highwood Dr. to Turnbridge/Ferguson Way	Prime Arterial/4	40,000	12,025	0.30	A
Turnbridge/Ferguson Way to Navajo Road	Prime Arterial/4	40,000	14,410	0.36	A
Navajo Road to Lake Arrowhead Drive	Prime Arterial/4	40,000	16,901	0.42	B
Lake Arrowhead Drive to Jackson Drive	Prime Arterial/4	40,000	14,624	0.37	A

V/C = Volume-to-capacity ratio
Source: KOA 2003a.



Existing Roadway Network

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 4.10-1

HELIX

As shown in Table 4.10-1, all roadway segments currently operate at LOS D or better except for Highland Drive.

Existing Intersection Operations

Intersections within the campus vicinity that were evaluated in the traffic study are shown on Figure 4.10-2, *Project Area Study Intersections*, and represent those that would likely be affected by traffic generated by implementation of the Master Plan. The analysis of peak hour intersection performance was based on the 2000 Highway Capacity Manual (HCM) operational analysis procedures.

Intersection LOS is based on total vehicle delay expressed in seconds. As with roadway segments, LOS A though D is considered acceptable for peak hour intersections according to the San Diego Traffic Engineers Council and Institute of Transportation Engineers (SANTEC/ITE) Guidelines. Table 4.10-2, *Existing Peak Hour Intersection Conditions*, below summarizes the existing peak hour intersection operating conditions for the 11 study intersections.

Table 4.10-2
EXISTING PEAK HOUR INTERSECTION CONDITIONS

INTERSECTION	AM PEAK HOUR		PM PEAK HOUR	
	Delay	LOS	Delay	LOS
Lake Murray Blvd. at Jackson Dr.	18.3	B	18.7	B
Lake Murray Blvd. at Lake Arrowhead Dr.	15.6	B	16.3	B
Lake Murray Blvd. at Navajo Rd.	50.0	D	97.5	F
Lake Murray Blvd. at Turnbridge/Ferguson Way	16.3	B	20.3	C
Lake Murray Blvd. at Robles/Highwood Dr.	7.7	A	11.7	B
Navajo Rd. at SR-125 SB ramps	18.6	B	25.9	C
Navajo Rd. at SR-125 NB ramps	25.8	C	23.2	C
Grossmont College Dr. at Fanita Dr.	17.6	C	19.6	C
Grossmont College Dr. at SR-125 NB ramps	17.7	B	18.6	B
Grossmont College Dr. at SR-125 SB ramps	20.7	C	22.0	C
Mission Gorge Rd. at SR-125 ramps	15.2	B	23.2	C

Source: KOA 2003a.

As shown in Table 4.10-2, all intersections currently operate at LOS D or better, with the exception of Lake Murray Boulevard at Navajo Road (PM only).

Freeway Segment Description and Operations

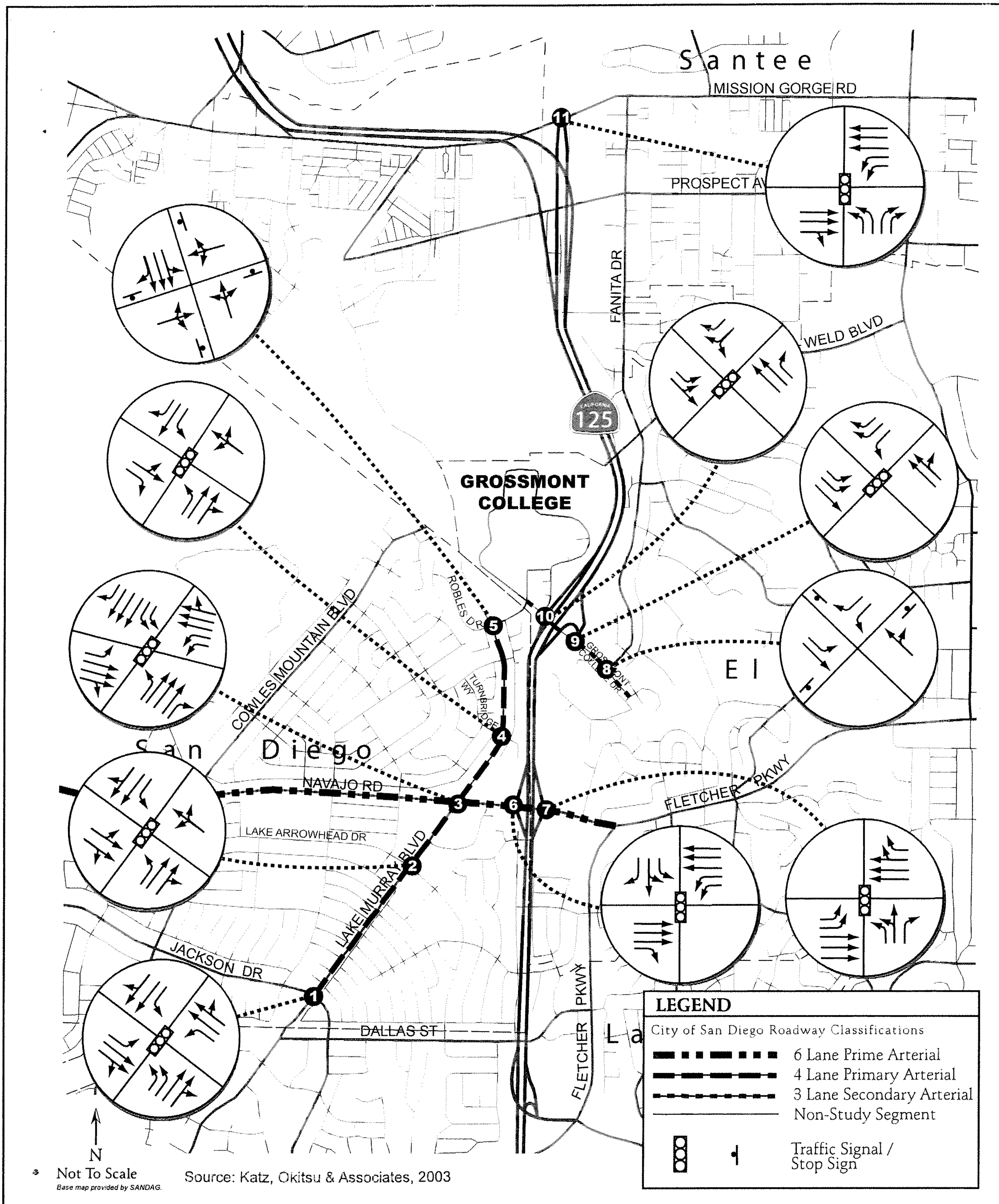
Freeways located within the vicinity of the campus include Interstate 8, State Route 125, State Route 94 and State Route 52. Freeway segment travel conditions are expressed in terms of LOS, with additional descriptors for segments that operate at LOS F. Existing freeway conditions, as described below, are illustrated in Figure 4.10-3, *Existing Peak Hour Freeway Conditions*, and summarized in Table 4.10-3, *Existing Freeway Segment Operations*. For freeway segments with a LOS F, a parenthetical designation of 0 through 3 follows the F on the graphic and indicates considerable (0 to 1 hour) to extremely severe (over 3 hours) delay. Existing mainline freeway operations within the project vicinity were assessed based on the procedures described in the 2000 Highway Capacity Manual. Freeway segment traffic volumes were obtained from the most recent data collected by the California Department of Transportation (Caltrans). As shown in Table 4.10-3, many of the freeway segments within the campus vicinity currently operate at unacceptable LOS during peak hours.

Interstate 8

Interstate 8 (I-8) is an east-west freeway that extends from the coast through California and into Arizona. I-8, located south of Grossmont College, is constructed with eight lanes and provides regional access to the campus via the interchange with State Route 125. Existing peak hour/peak direction ADT along segments within the project area ranges from approximately 7,500 to 13,000. The majority of these segments are heavily congested during peak hours and operate at LOS E or F.

State Route 125

State Route 125 (SR-125) is a north-south freeway that currently connects State Route 52 in Santee with State Route 54 in Spring Valley and ultimately will be extended to State Route 905 near the California/Mexico border. SR-125 is located immediately east of the campus and provides direct access to the campus via the Grossmont College Drive interchange. The portion of SR-125 between I-8 and Grossmont College Drive was recently constructed. Existing peak hour/peak direction ADT along segments of SR-125 in the project area ranges from approximately 2,100 to 9,300.

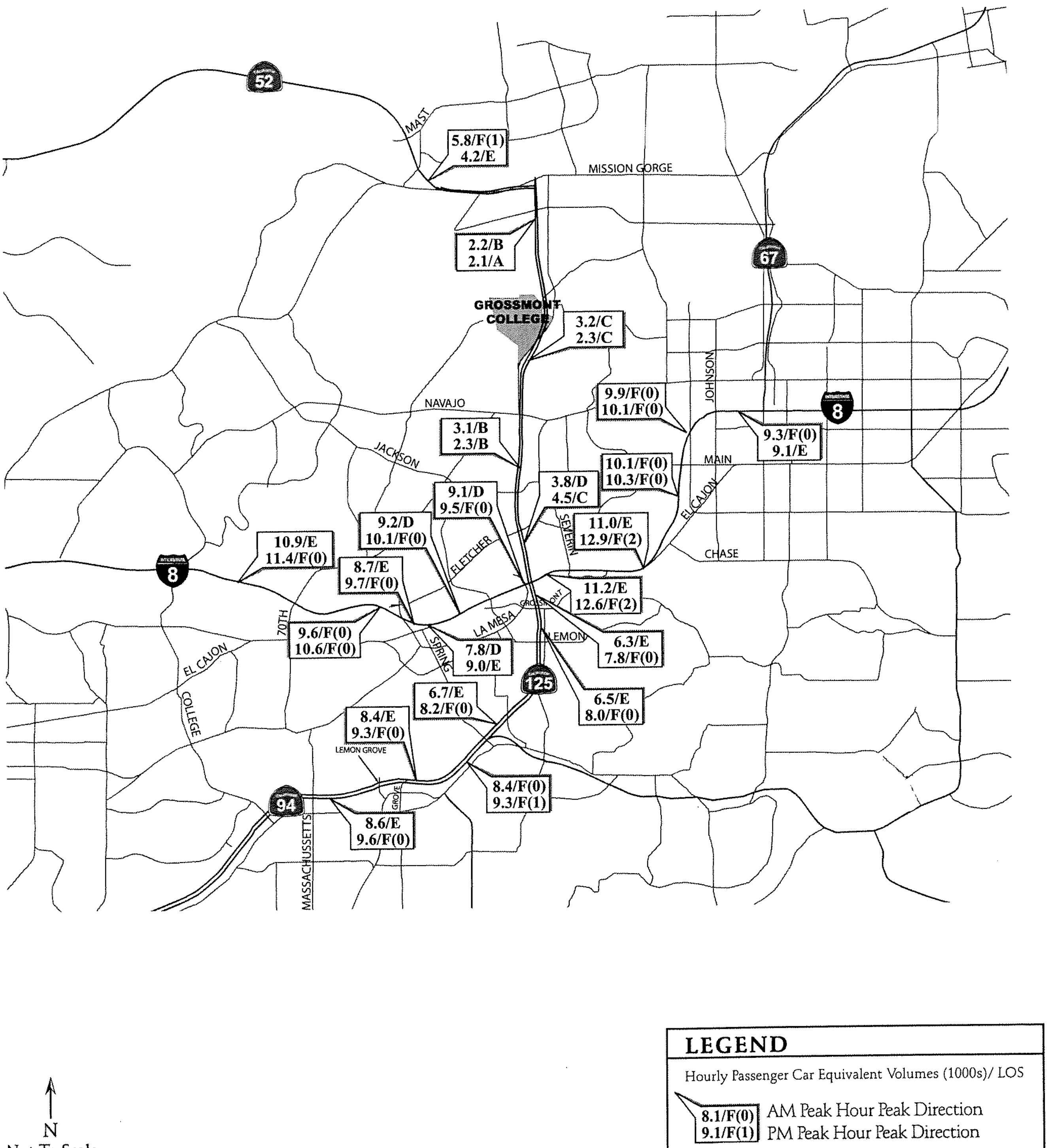


Project Area Study Intersections

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 4.10-2

HELIX



Source: Katz, Okitsu & Associates, 2003

Existing Peak Hour Freeway Conditions

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 4.10-3

HELIX

Segments north of I-8 generally operate at acceptable LOS, while segments south of I-8 are characterized by heavy congestion with LOS E or F.

<u>State Route 94</u>

State Route 94 (SR-94) is an east-west freeway that connects downtown San Diego to Old Highway 80 in east San Diego County near Boulevard. SR-94 is located approximately five miles south of Grossmont College and provides regional access to the campus via the interchange with SR-125. SR-94 is constructed as an eight-lane freeway between downtown San Diego and Spring Street in Lemon Grove. Existing peak hour/peak direction ADT along SR-94 in the project area ranges from approximately 8,400 to 9,600. These segments operate at LOS E during the AM peak hour and LOS F during the PM peak hour.

<u>State Route 52</u>

State Route 52 (SR-52) is a four-lane freeway that that extends east to west and connects Interstate 5 in La Jolla to SR-125 in Santee. Ultimately, SR-52 will be extended easterly to connect with State Route 67. SR-52 is located approximately one mile north of Grossmont College and provides regional access via the interchange with SR-125. Existing peak hour/peak direction ADT is 5,834 during the AM peak period (LOS F) and 4,243 during the PM peak period (LOS E).

Campus Parking Supply

Vehicular parking at Grossmont College is provided by seven surface parking lots located around the perimeter of the developed portion of campus. The current campus parking inventory is approximately 3,760 spaces (for an average of 4.8 spaces per enrolled student), which includes 3,272 student stalls, 345 faculty/staff stalls, 91 disabled spaces and 52 metered parking spaces. In addition, an off-campus student overflow parking lot at the adjacent Mormon Church provides an additional 194 spaces; however, this lot may not be available in the long term. There is a high demand for parking during the peak enrollment hours, which frequently results in a deficit of student parking.

Table 4.10-3
EXISTING FREEWAY SEGMENT OPERATIONS

Freeway	AM PEAK HOUR						PM PEAK HOUR					
	Direction	Lanes	Capacity	Peak Volume	V/C	LOS	Direction	Lanes	Capacity	Peak Volume	V/C	LOS
Interstate 8												
College Ave. to 70th St.	West	5	11,200	10,910	0.95	E	East	4	9,200	11,406	1.24	F(0)
70th St. to Fletcher Pkwy.	West	4	9,200	9,314	1.04	F(0)	East	4	9,200	10,575	1.15	F(0)
Fletcher Pkwy. to Spring St.	West	4	9,200	8,459	0.95	E	East	4	9,200	9,684	1.05	F(0)
Spring St. to El Cajon Blvd.	West	4	9,200	7,578	0.85	D	East	4	9,200	8,968	0.97	E
El Cajon Blvd. to Jackson Dr.	West	5	11,500	8,930	0.80	D	East	4	9,200	10,051	1.09	F(0)
Jackson Dr. to SR-125	West	5	11,500	8,824	0.79	D	East	4	9,200	9,499	1.03	F(0)
SR-125 to Severin St.	West	5	11,500	10,882	0.97	E	East	4	9,200	12,597	1.37	F(2)
Severin Dr. to El Cajon Blvd. (W. Chase Ave.)	West	5	11,500	10,655	0.95	E	East	4	9,200	12,938	1.41	F(2)
W.Chase Ave. to W. Main St.	West	4	9,200	9,822	1.10	F(0)	East	4	9,200	10,319	1.12	F(0)
W. Main St. to Johnson Ave	West	4	9,200	9,583	1.07	F(0)	East	4	9,200	10,074	1.10	F(0)
Johnson Ave. to SR-67	West	4	9,200	9,092	1.02	F(0)	East	4	9,200	9,079	0.99	E
State Route 125												
Mission Gorge Rd. to Grossmont College Dr.	North	3	6,900	2,205	0.32	B	South	3	6,900	2,063	0.30	A
Grossmont College Dr. to Navajo Rd.	North	2	4,600	3,183	0.69	C	South	2	4,600	2,332	0.51	C
Navajo Rd. to Fletcher Pkwy.	North	3	6,900	3,126	0.45	B	South	3	6,900	2,295	0.33	B
Fletcher Pkwy. to I-8	South	2	4,600	3,796	0.83	D	North	3	6,900	4,523	0.66	C
I-8 to Grossmont Blvd.	South	3	6,900	6,330	0.92	E	North	3	6,900	7,803	1.13	F(0)
Grossmont Blvd. to Lemon Ave.	South	3	6,900	6,527	0.95	E	North	3	6,900	7,972	1.16	F(0)
Lemon Ave. to SR-94 East	South	3	6,900	6,713	0.97	E	North	3	6,900	8,159	1.18	F(0)
SR-94 East to SR-125 South	South	3	6,900	8,365	1.21	F(0)	North	3	6,900	9,260	1.34	F(1)
State Route 94												
SR-125 South to Lemon Grove Ave.	West	4	9,200	8,365	0.91	E	East	4	9,200	9,260	1.01	F(0)
Lemon Grove Ave. to Massachusetts Ave	West	4	9,200	8,647	0.94	E	East	4	9,200	9,603	1.04	F(0)
State Route 52												
Mast Blvd. to Mission Gorge	West	2	4,600	5,834	1.27	F(1)	East	2	4,600	4,243	0.92	E

Source: KOA 2003a.

Alternate Modes of Transportation

Grossmont College is served by the San Diego Metropolitan Transit System (MTS), which consists of a federation of fixed-route public transit operators within the San Diego region, including the San Diego Transit Corporation (SDTC), San Diego Trolley, Inc. (SDTI), San Diego Association of Governments (SANDAG, who assumed the responsibilities of the Metropolitan Transit Development Board and the North County Transit District through SB 1703), Chula Vista Transit, National City Transit and the Coronado-San Diego Bay Ferry. Bus service is provided to the campus throughout the day by Routes 854 and 858. Buses enter the campus at Grossmont College Drive, travel north along Griffin Drive and loop around the on-campus transit center south of the Student Center.

4.10.2 Impacts

Thresholds of Significance

Thresholds of significance for impacts to traffic and circulation are based on Appendix G of the State CEQA Guidelines, as quantified by criteria established by the SANTEC/ITE guidelines. Impacts associated with traffic and circulation would be considered significant if implementation of the Master Plan would result in one or more of the following:

- Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections).

- Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

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

- Result in inadequate emergency access.

- Result in inadequate parking capacity.

- Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

The SANTEC/ITE Guidelines (March 1999) were used to quantify project impacts on roadways and intersections within the campus vicinity, pursuant to the first two significance thresholds listed above. These guidelines define a series of thresholds based on allowable increases in volume-to-capacity ratios, which become more stringent as level of service is reduced. The acceptable LOS for roadway segments and intersections is LOS D. Where roadway segments are forecast to operate at LOS E or F, and the increase in the volume-to-capacity ratio is greater than 0.02, impacts would be considered significant and mitigation would be required. Similarly, where intersections are forecast to operate at LOS E or F, and the increase in delay is greater than two seconds, impacts would be considered significant and mitigation would be required. In addition, traffic/circulation impacts would be significant if project traffic causes a freeway segment to operate at LOS E or F and increases the volume-to-capacity ratio at that segment by more than 0.01. If, however, the affected roadway segment, intersection or freeway segment would operate at LOS D or better despite exceeding the allowable increase in volume-to-capacity ratio or delay, such a change would not represent a significant impact.

Impact Analysis

The following discussion evaluates potential traffic and circulation impacts resulting from implementation of the Master Plan related to transportation network operations, traffic hazards, emergency access, parking capacity and alternative modes of transportation.

<u>Transportation Network Operations</u>

The project traffic report analyzed Existing Plus Project and Long-term (Year 2020) conditions for the study area with and without the project to determine any impact that the proposed project's traffic would have on the circulation network. In addition, the traffic report evaluated parking capacities and an operational analysis of internal circulation patterns associated with proposed parking facilities.

Trip Generation

Trip generation is a measure or forecast of the number of vehicular trips that begin or end at the project site and is a function of the extent and type of proposed development. All or a portion of generated project trips will result in traffic increases on the surrounding street network. Vehicular traffic generation trips were estimated based on rates in the SANDAG *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region* (2002a). This manual provides standards and recommendations for the probable traffic generation of various land uses based upon local, regional and national studies of existing development in comparable settings. As shown in Table 4.10-4, *Proposed Project Trip Generation*, proposed project trip generation was determined to be 4,800 ADT, with 576 trips during the AM peak period and 432 trips during the PM peak period.

Project trip generation was based on the assumption that upon implementation of the Master Plan, existing student enrollment would increase by 4,000 students over the horizon year. Actual enrollment figures, however, indicate that student enrollment would increase by only 2,000 students. Thus, traffic conditions under Existing Plus Project and Long-term Plus Project conditions are conservative and represent worst-case conditions.

Table 4.10-4
PROPOSED PROJECT TRIP GENERATION

Land Use	Intensity	Trip Rate	ADT	AM Trips	In	Out	PM Trips	In	Out
Grossmont College	4,000 students	1.2/student	4,800	576	461	115	432	259	173

Source: KOA 2003a.

Existing Plus Project Conditions

Under Existing Plus Project conditions, traffic generated by the implementation of the Master Plan was added to existing traffic volumes. The following analysis addresses potential project impacts on surrounding roadway segments, intersections and freeway segments due to project-generated traffic. The analysis represents a worst-case scenario, as it assumes the immediate completion of all proposed Master Plan construction projects and consequently, all 4,800 traffic trips would be added to the surrounding transportation network. In addition, completion of the following planned circulation improvements are assumed in place under Existing Plus Project conditions:

- SR-125 would be improved to its full width within the campus vicinity
- Life Safety Rebuild of Main Entrances, as described in Section 3.4.6 of this document

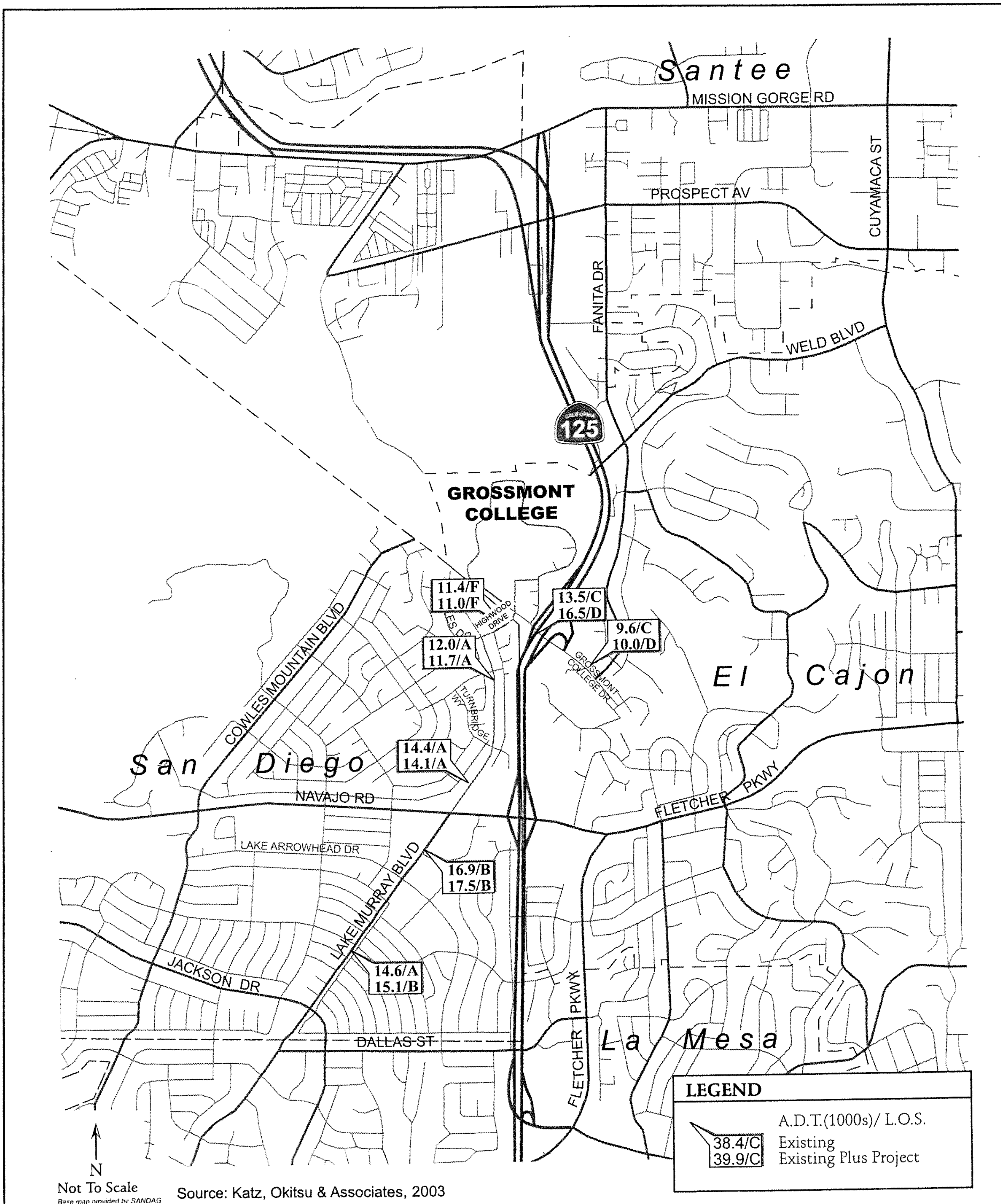
Roadway Segment Operations

Existing Plus Project service levels on study area roadway segments were determined by comparing adopted ADT thresholds for LOS (pursuant to the County of San Diego Public Road Standards [1999]), the daily capacity of the study area roadway segments and the Existing Plus Project volumes in the study area. The results of this analysis are summarized in Table 4.10-5, *Existing Plus Project Daily Roadway Segment Conditions*, and illustrated in Figure 4.10-4, *Existing Plus Project Daily Roadway Segment Conditions*.

As shown in Table 4.10-5, the addition of project-generated traffic would not reduce the level of service at any study area roadway segment to LOS E or F. The segment of Highwood Drive would continue to operate LOS F, but the volume-to-capacity ratio would actually decrease due to the proposed construction of a parking structure on the east side of campus and the Life Safety Rebuild of Main Entrances, either of which would redistribute traffic from the Highwood Drive entrance to the Grossmont College Drive entrance. Since project traffic would not exceed the 0.02 threshold, impacts along this roadway would not be considered significant. Therefore, project impacts to roadway segments under Existing Plus Project conditions would be less than significant on a project level, but cumulatively significant (as discussed in Section 6.2.10).

Intersection Operations

The analysis of peak hour intersection operations was conducted using the Traffix and Synchro software programs, which use the operational analysis procedure for signalized intersections in accordance with the Highway Capacity Manual. Level of service for signalized intersections is based on average time (seconds) that vehicles entering an intersection are stopped or delayed. Unsignalized intersections are evaluated based on the average total delay for each impeded movement, where total



Existing Plus Project Daily Roadway Segment Conditions

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Figure 4.10-4

HELIX

delay is the total elapsed time from when a vehicle stops at the end of a queue until the vehicle departs from the stop line. Existing Plus Project peak hour intersection conditions are illustrated in Figure 4.10-5, *Existing Plus Project Peak Hour Intersection Conditions*.

As shown below in Table 4.10-6, *Existing Plus Project Peak Hour Intersection Conditions*, all study area intersections would operate at LOS D or better during peak hours with the addition of project-generated traffic. In fact, due to the construction of the proposed Life Safety Rebuild of Main Entrances, which would provide a direct connection from the western side of campus to SR-125, traffic conditions at several study intersections, in particular Lake Murray Drive and Navajo Road, would improve over existing conditions. Therefore, project impacts to intersections under Existing Plus Project conditions would be less than significant.

Freeway Segment Operations

As shown in Table 4.10-7, *Existing Plus Project Freeway Segment Conditions*, several study area freeway segments would operate at unacceptable LOS E or F during peak hours under Existing Plus Project conditions, which are illustrated in Figure 4.10-6, *Existing Plus Project Peak Hour Freeway Conditions*. With the addition of project traffic, these same freeway segments would continue to operate at unacceptable LOS E or F during peak hours. Since the volume-to-capacity ratio on these freeway segments would not increase by more than 0.01, project impacts to freeway segments would be less than significant on a project level, but cumulatively significant (as discussed in Section 6.2.10).

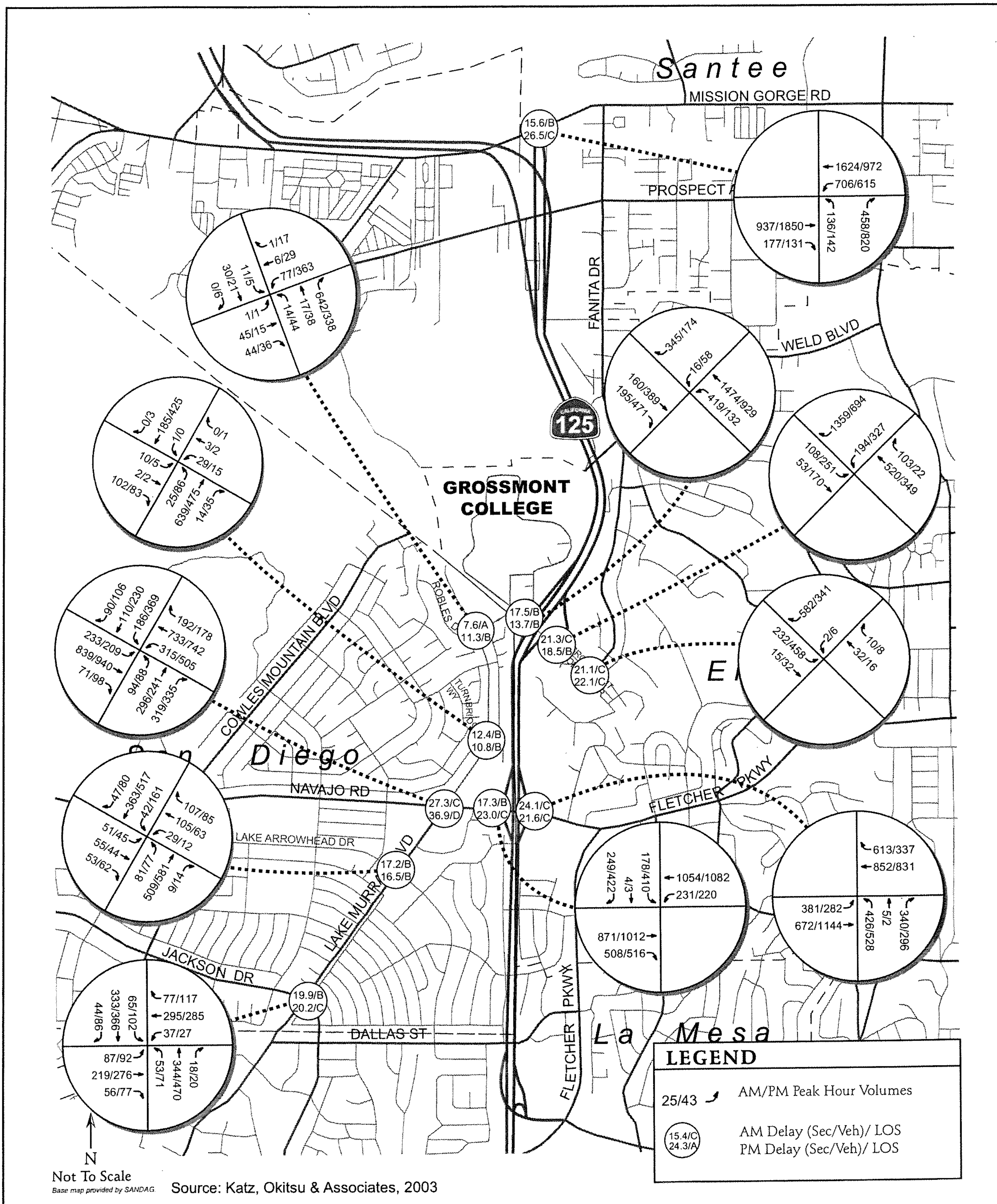
Long-term Conditions

Long-term conditions (Year 2020) are based on the Series 9 Cities/County Travel Demand Model 2020 prepared by SANDAG. Long-term traffic volumes were developed by adding an ambient growth factor and cumulative project traffic volumes to existing volumes to equal forecast Year 2020 volumes. Under Long-term conditions, planned freeway improvements per the 2020 Regional Transportation Plan (SANDAG 2000) are assumed. Applicable improvements include additional lanes on SR-125 and the extension of SR-52 from SR-125 to SR-67.

Table 4.10-5
EXISTING PLUS PROJECT DAILY ROADWAY SEGMENT CONDITIONS

			Existing Conditions			Existing+ Project Conditions				
ROADWAY SEGMENT	CLASSIFICATION/ LANES	CAPACITY AT LOS E	ADT	V/C	LOS	ADT	V/C	LOS	Δ	S
Grossmont College Drive										
Fanita Dr. to SR-125 NB Ramps	Secondary Arterial/2	15,000	9,555	0.64	C	10,023	0.67	D	0.03	N
SR-125 NB Ramps to SR-125 SB Ramps	Secondary Arterial/3	22,500	13,522	0.60	C	16,521	0.73	D	0.13	N
Highwood Drive										
Campus Entrance to Lake Murray Blvd.	Collector/3	10,000	11,375	1.14	F	10,955[1]	1.10	F	-0.04	N
Lake Murray Boulevard										
Robles/Highwood Dr. to Turnbridge/Ferguson Way	Primary Arterial/4	40,000	12,025	0.30	A	11,651	0.29	A	-0.01	N
Turnbridge/Ferguson Way to Navajo Rd.	Primary Arterial/4	40,000	14,410	0.36	A	14,057	0.35	A	-0.01	N
Navajo Rd. to Lake Arrowhead Dr.	Primary Arterial/4	40,000	16,901	0.42	B	17,482	0.44	B	0.02	N
Lake Arrowhead Dr. to Jackson Dr.	Primary Arterial/4	40,000	14,624	0.37	A	15,089	0.38	B	0.01	N

[1]The Grossmont College Master Plan includes a parking structure on the eastern side of the campus and a new loop road connection, either of which would redistribute traffic from the Highwood Drive entrance to the State Route 125 entrance.
Δ = change in delay between Existing Conditions and Existing + Project Conditions.
Source: KOA 2003a.



Existing Plus Project Peak Hour Intersection Conditions

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Figure 4.10-5

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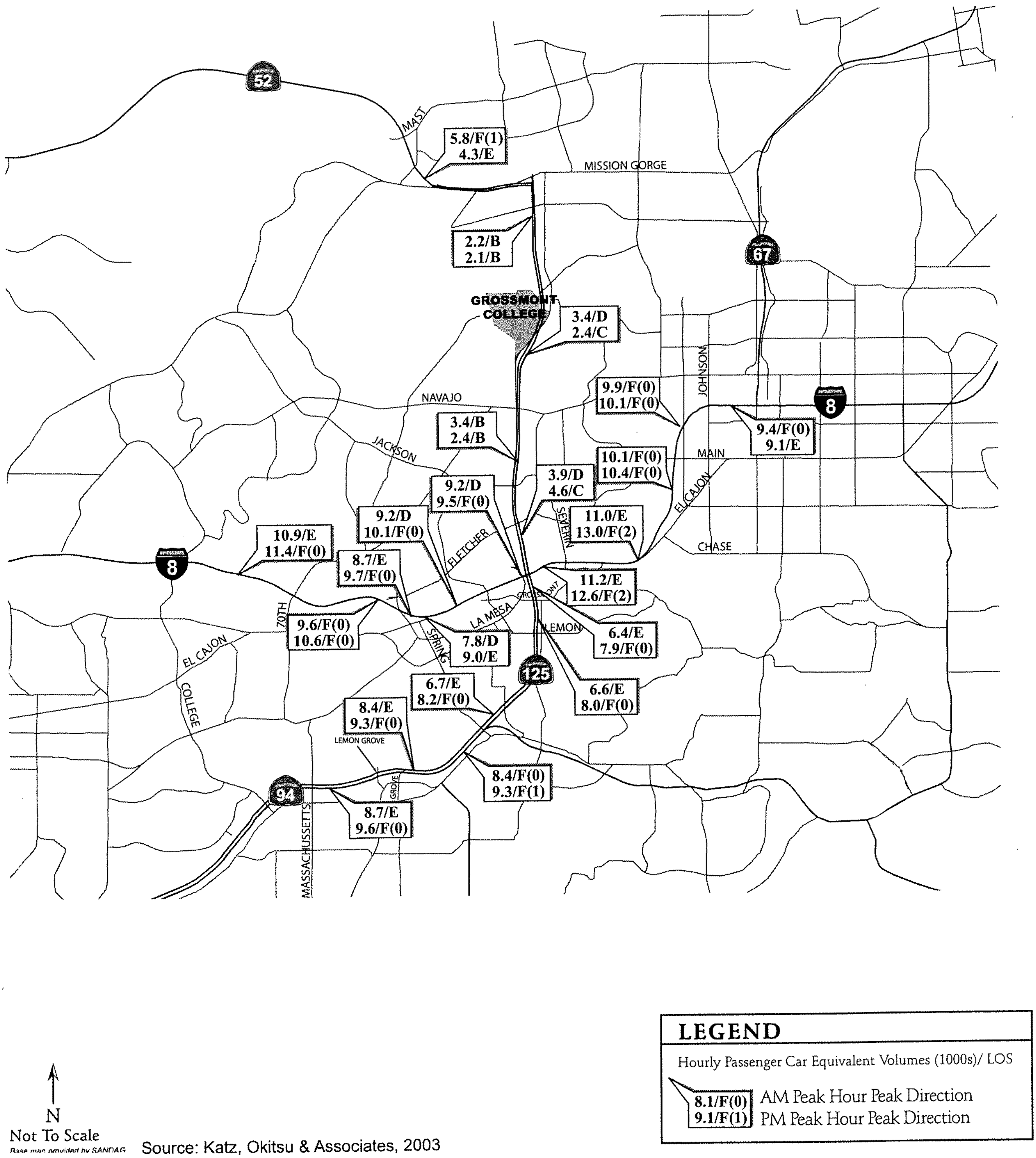


Source: Katz, Okitsu & Associates, 2003

Existing Plus Project Peak Hour Freeway Conditions

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 4.10-6

HELIX

TABLE 4.10-6
EXISTING PLUS PROJECT PEAK HOUR INTERSECTION CONDITIONS

INTERSECTION	Existing Conditions				Existing+ Project Conditions							
	AM PEAK HOUR		PM PEAK HOUR		AM PEAK HOUR		Δ	S	PM PEAK HOUR		Δ	S
	Delay	LOS	Delay	LOS	Delay	LOS			Delay	LOS		
Lake Murray Blvd. at Jackson Dr.	18.3	B	18.7	B	19.9	B	1.6	N	20.2	C	1.5	N
Lake Murray Blvd. at Lake Arrowhead Dr.	15.6	B	16.3	B	17.2	B	1.6	N	16.5	B	0.2	N
Lake Murray Blvd. at Navajo Rd.	50.0	D	93.6	F	27.3	C	-22.7	N	36.9	D	-60.6	N
Lake Murray Blvd. at Turnbridge/Ferguson Way	16.3	B	20.3	C	12.4	B	-3.9	N	10.8	B	-9.5	N
Lake Murray at Robles/Highwood Dr.	7.7	A	11.7	B	7.6	A	-0.1	N	11.3	B	-0.4	N
Navajo Rd at SR-125 SB Ramps	18.6	B	25.9	C	17.3	B	-1.3	N	23.0	C	-2.9	N
Navajo Rd. at Sr-125 NB Ramps	25.8	C	23.2	C	24.1	C	-1.7	N	21.6	C	-1.6	N
Grossmont College Dr. at Fanita Dr.	17.6	C	19.6	C	21.1	C	3.5	N	22.1	C	2.5	N
Grossmont College Dr. at SR-125 NB Ramps	17.7	B	18.6	B	21.3	C	3.6	N	18.5	B	-0.1	N
Grossmont College Dr. at SR-125 SB Ramps	20.7	C	22.0	C	17.5	B	-3.2	N	13.7	B	-8.3	N
Mission Gorge Rd. at SR-125 ramps	15.2	B	23.2	C	15.6	B	0.4	N	26.5	C	3.3	N

Δ = change in delay between Existing+ Project Conditions and Existing Conditions.
Source: KOA 2003a.

TABLE 4.10-7
EXISTING PLUS PROJECT FREEWAY SEGMENT CONDITIONS

FREEWAY SEGMENT	Existing Conditions				Existing+ Project Conditions							
	AM PEAK HOUR		PM PEAK HOUR		AM PEAK HOUR		Δ	S	PM PEAK HOUR		Δ	S
	V/C	LOS	V/C	LOS	V/C	LOS			V/C	LOS		
Interstate 8												
College Ave. to 70th St.	0.95	E	1.24	F(0)	0.95	E	0	N	1.24	F(0)	0	N
70th St. to Fletcher Pkwy.	1.04	F(0)	1.15	F(0)	1.04	F(0)	0	N	1.15	F(0)	0	N
Fletcher Pkwy. to Spring St.	0.95	E	1.05	F(0)	0.95	E	0	N	1.06	F(0)	0.01	N
Spring St. to El Cajon Blvd.	0.85	D	0.97	E	0.85	D	0	N	0.98	E	0.01	N
El Cajon Blvd. to Jackson Dr.	0.80	D	1.09	F(0)	0.80	D	0	N	1.10	F(0)	0.01	N
Jackson Dr. to SR-125	0.79	D	1.03	F(0)	0.79	D	0	N	1.04	F(0)	0.01	N
SR-125 to Severin St.	0.97	E	1.37	F(2)	0.97	E	0	N	1.37	F(2)	0	N
Severin Dr. to El Cajon Blvd. (W. Chase Ave.)	0.95	E	1.41	F(2)	0.95	E	0	N	1.41	F(2)	0	N
W.Chase Ave. to W. Main St.	1.10	F(0)	1.12	F(0)	1.10	F(0)	0	N	1.13	F(0)	0.01	N
W. Main St. to Johnson Ave	1.07	F(0)	1.10	F(0)	1.07	F(0)	0	N	1.10	F(0)	0	N
Johnson Ave. to SR-67	1.02	F(0)	0.99	E	1.02	F(0)	0	N	0.99	E	0	N
State Route 125												
Mission Gorge Rd. to Grossmont College Dr.	0.32	B	0.30	A	0.32	B	0	N	0.31	B	0.01	N
Grossmont College Dr. to Navajo Rd.	0.69	C	0.51	C	0.75	D	0.06	N	0.53	C	0.02	N
Navajo Rd. to Fletcher Pkwy.	0.45	B	0.33	B	0.49	B	0.04	N	0.35	B	0.02	N
Fletcher Pkwy. to I-8	0.83	D	0.66	C	0.84	D	0.01	N	0.67	C	0.01	N
I-8 to Grossmont Blvd.	0.92	E	1.13	F(0)	0.92	E	0	N	1.14	F(0)	0.01	N
Grossmont Blvd. to Lemon Ave.	0.95	E	1.16	F(0)	0.95	E	0	N	1.16	F(0)	0	N
Lemon Ave. to SR-94 East	0.97	E	1.18	F(0)	0.98	E	0.01	N	1.19	F(0)	0.01	N
SR-94 East to SR-125 South	1.21	F(0)	1.34	F(1)	1.21	F(0)	0	N	1.35	F(1)	0.01	N

TABLE 4.10-7 (cont.)

FREEWAY SEGMENT	Existing Conditions				Existing+ Project Conditions							
	AM PEAK HOUR		PM PEAK HOUR		AM PEAK HOUR		Δ	S	PM PEAK HOUR		Δ	S
	V/C	LOS	V/C	LOS	V/C	LOS			V/C	LOS		
State Route 94												
SR-125 South to Lemon Grove Ave.	0.91	E	1.01	F(0)	0.91	E	0	N	1.01	F(0)	0	N
Lemon Grove Ave. to Massachusetts Ave	0.94	E	1.04	F(0)	0.94	E	0	N	1.05	F(0)	0.01	N
State Route 52												
Mast Blvd. to Mission Gorge	1.27	F(1)	0.92	E	1.27	F(1)	0	N	0.93	E	0.01	N

Δ = change in delay between Existing+ Project Conditions and Existing Conditions.
Source: KOA 2003a.

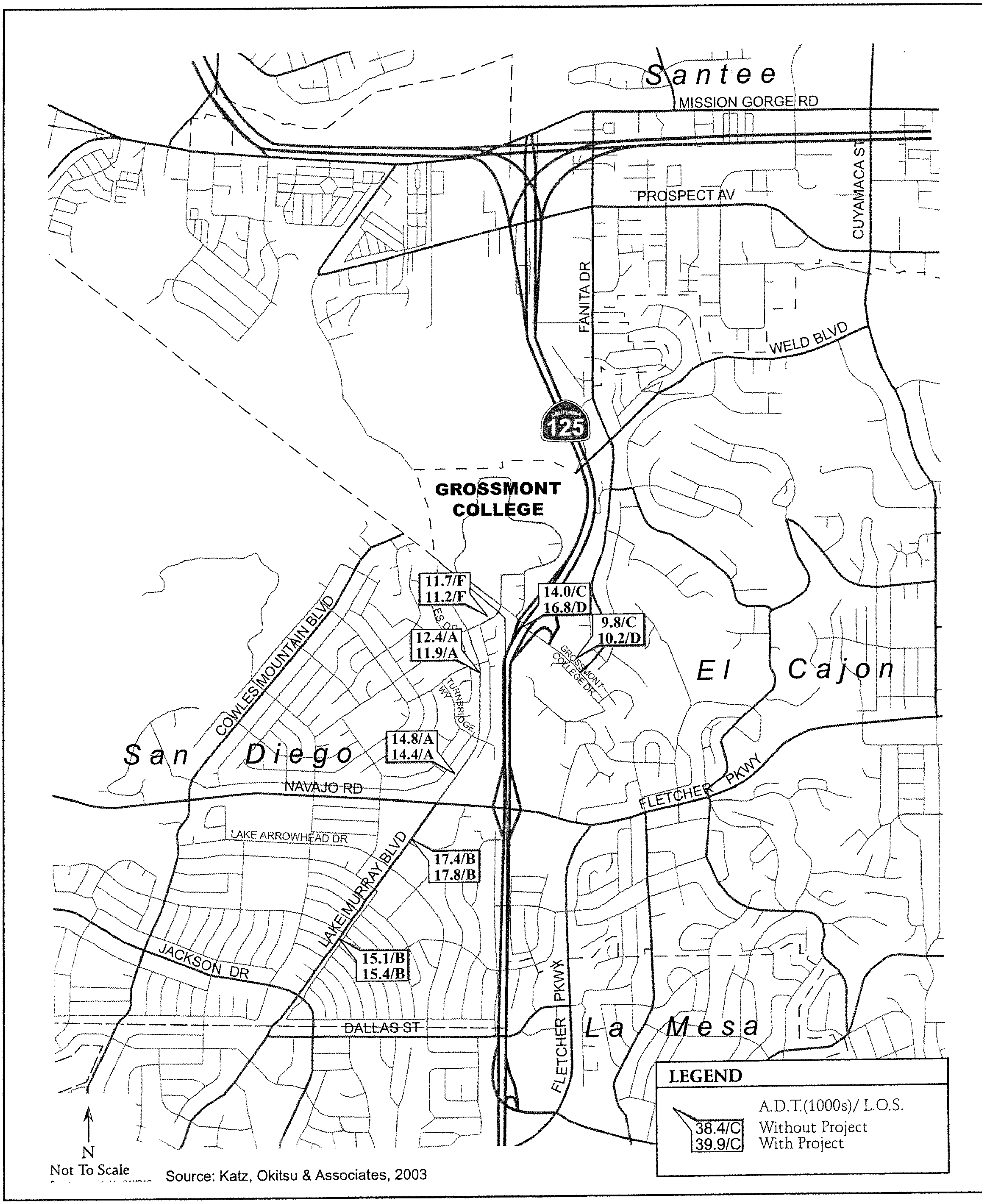
Roadway Segment Operations

An analysis was completed for roadway segments under Long-term conditions without and with the proposed project. Long-term service levels on study area roadway segments were determined by comparing the adopted ADT thresholds for level of service (pursuant to the County of San Diego Public Road Standards [1999]), the daily capacity of the study area roadway segments and roadway segment forecasts. Long-term daily roadway segment conditions without and with the proposed project are illustrated in Figure 4.10-7, *Long-term Daily Roadway Segment Conditions*. As shown in Table 4.10-8, *Long-Term Daily Roadway Segment Conditions*, all roadway segments would operate at acceptable LOS D or better under Long-term without Project conditions, with the exception of Highwood Drive (LOS F).

With the addition of project-generated traffic, the level of service at any study area roadway segment would not be reduced to LOS E or F. The segment of Highwood Drive would continue to operate LOS F, but as described under Existing Plus Project conditions, the volume-to-capacity ratio would decrease due to the proposed construction of a parking structure on the east side of campus and the Life Safety Rebuild of Main Entrances, which would redistribute traffic from the Highwood Drive entrance to the Grossmont College Drive entrance. Since project traffic would not exceed the 0.02 threshold, impacts along this roadway would not be considered significant. Therefore, project impacts to roadway segments under Long-term conditions would be less than significant on a project level, but cumulatively significant as discussed in Section 6.2.10 of this EIR.

Intersection Operations

Peak hour volumes for study intersections under Long-term conditions were analyzed using the Highway Capacity Manual "Operational Method" for signalized intersections. Long-term peak hour intersection conditions without and with the proposed project are illustrated in Figures 4.10-8, *Long-term Without Project Peak Hour Intersection Conditions*, and 4.10-9, *Long-term Plus Project Peak Hour Intersection Operations*. As shown in Table 4.10-9, *Long-Term Peak Hour Intersection Conditions*, all study intersections would operate at acceptable LOS D or better during AM and PM peak hours without and with the proposed project. Therefore, traffic impacts on study intersections would be less than significant under Long-term conditions.



Source: Katz, Okitsu & Associates, 2003

Long-term Daily Roadway Segment Conditions

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Figure 4.10-7

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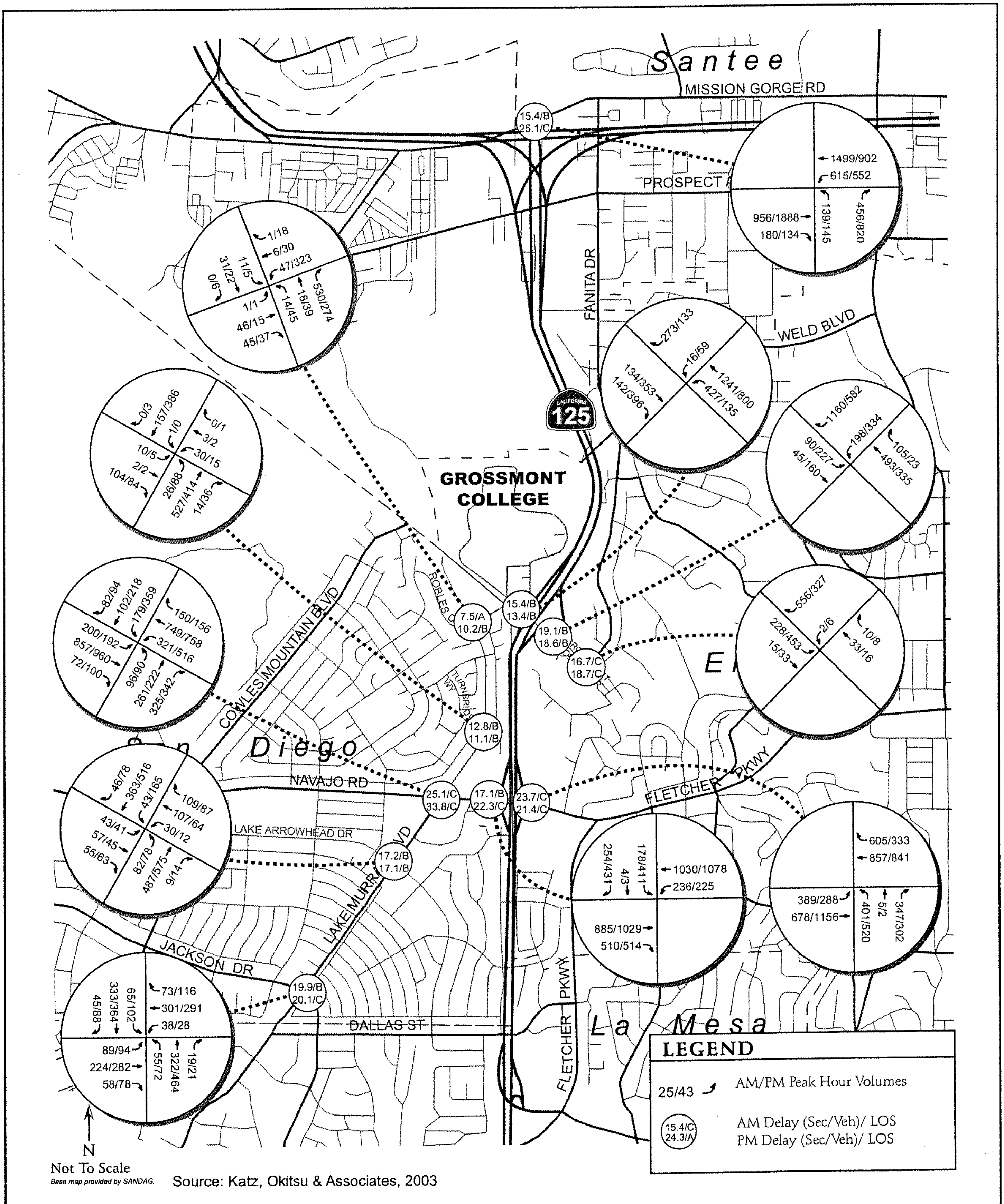

Long-term Without Project Peak Hour Intersection Conditions

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Figure 4.10-8

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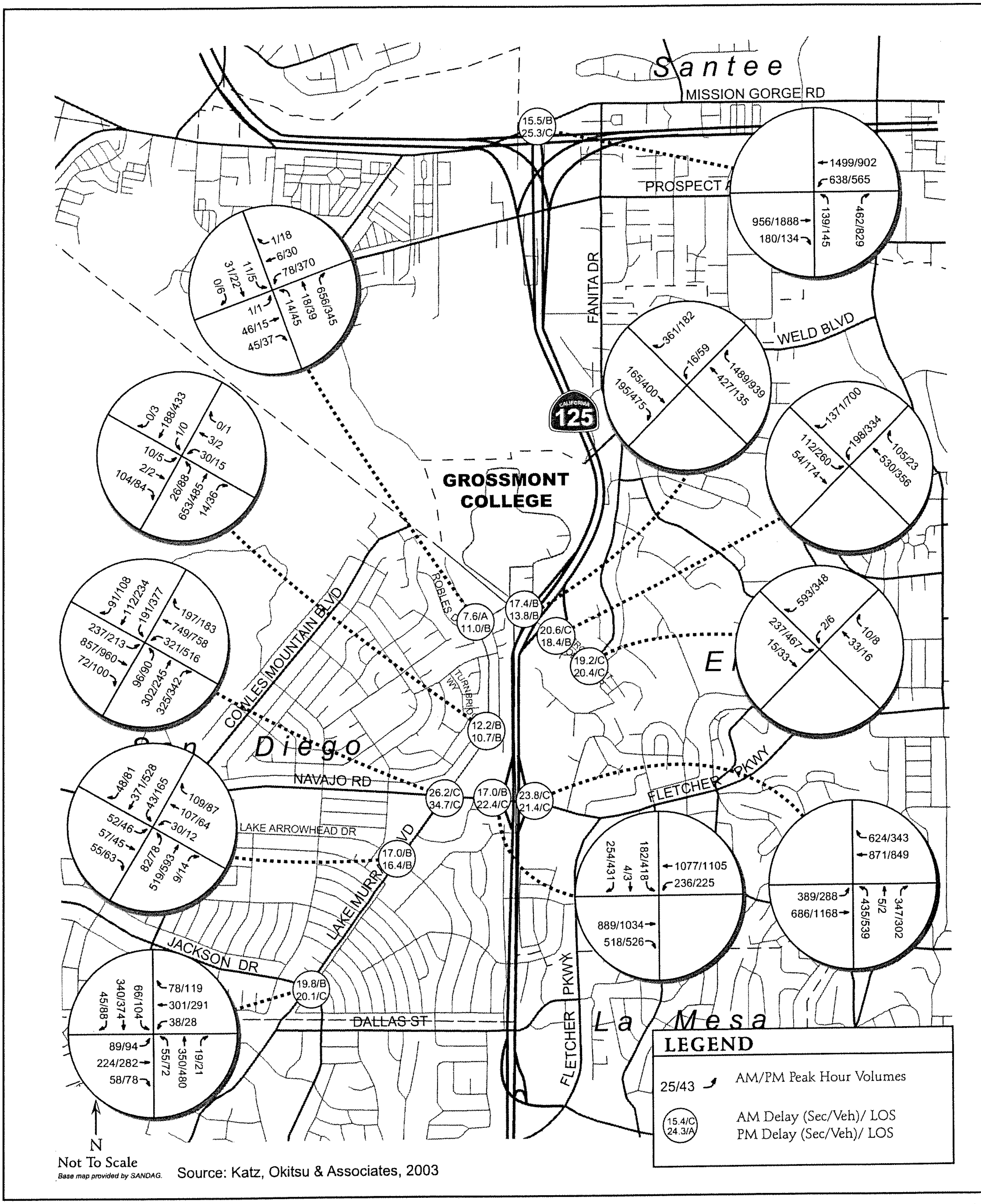

Long-term Plus Project Peak Hour Intersection Conditions

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Figure 4.10-9

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TABLE 4.10-8
LONG-TERM DAILY ROADWAY SEGMENT CONDITIONS

			Long-term Conditions without Project			Long-term Conditions with Project				
ROADWAY SEGMENT	**LANES/ CLASSIFICATION**	**CAPACITY AT LOS E**	**ADT**	**V/C**	**LOS**	**ADT**	**V/C**	**LOS**	**Δ**	**S**
Grossmont College Drive										
Fanita Dr. to SR-125 NB Ramps	Secondary Arterial/2	15,000	9,842	0.66	C	10,226	0.68	D	0.02	N
SR-125 NB Ramps to SR-125 SB Ramps	Secondary Arterial/3	22,500	13,928	0.62	C	16,808	0.75	D	0.13	N
Highwood Drive										
Campus Entrance to Lake Murray Blvd.	Collector/3	10,000	11,716	1.17	F	11,236[1]	1.12	F	-0.04	N
Lake Murray Boulevard										
Robles/Highwood Dr. to Turnbridge/Ferguson Way	Primary Arterial/4	40,000	12,386	0.31	A	11,906	0.30	A	-0.01	N
Turnbridge/Ferguson Way to Navajo Rd.	Primary Arterial/4	40,000	14,842	0.37	A	14,362	0.36	A	-0.01	N
Navajo Rd. to Lake Arrowhead Dr.	Primary Arterial/4	40,000	17,408	0.44	B	17,840	0.45	B	0.01	N
Lake Arrowhead Dr. to Jackson Dr.	Primary Arterial/4	40,000	15,063	0.38	B	15,399	0.38	B	0	N

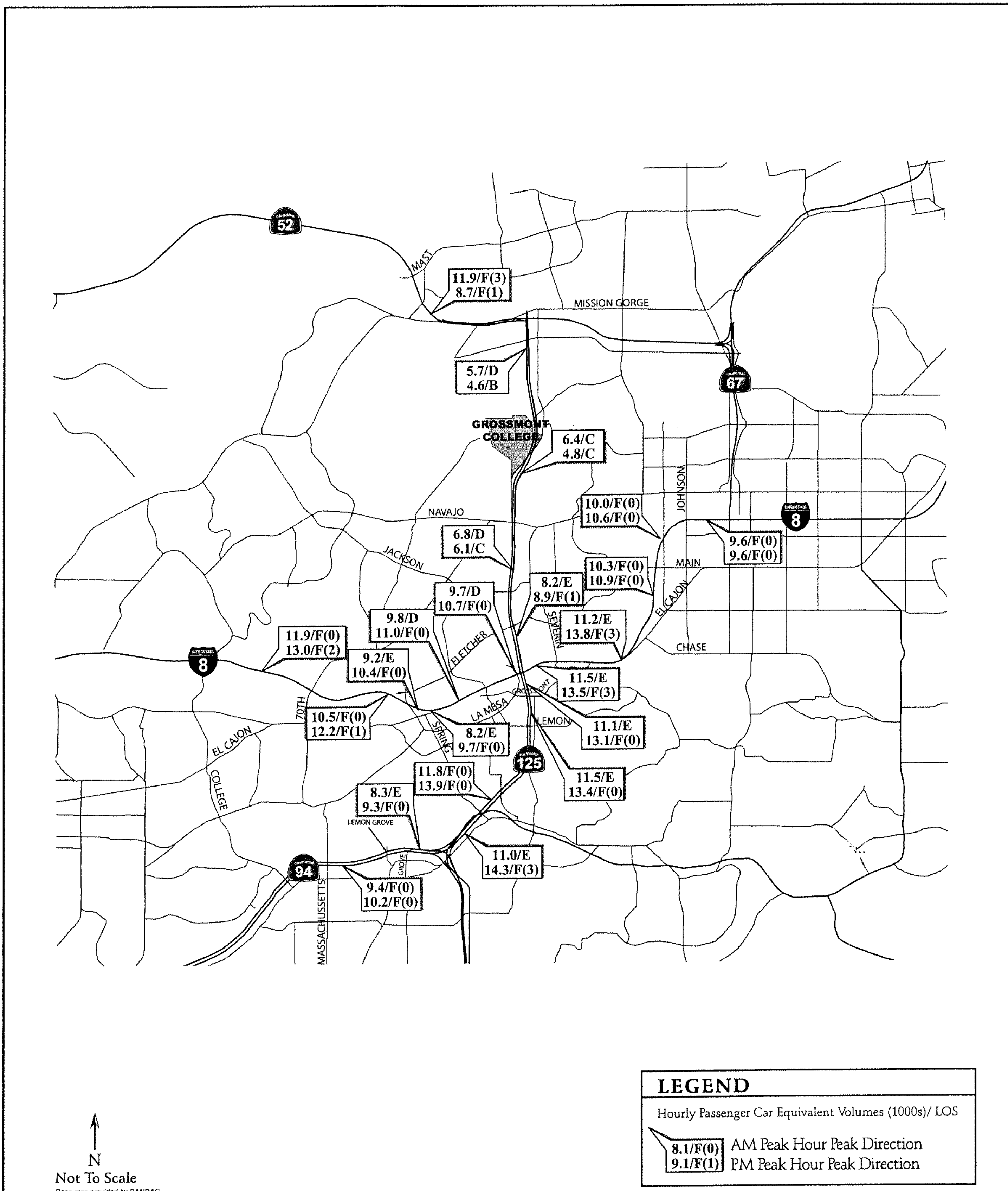
[1]The Grossmont College Master Plan includes a parking structure on the eastern side of the campus and a new loop road connection, either of which would redistribute traffic from the Highwood Drive entrance to the State Route 125 entrance.
Δ = change in delay between Long-term + Project Conditions and Long-term Conditions.
Source: KOA 2003a.

Freeway Segment Operations

Forecast daily and peak hour volumes on I-8, SR-125, SR-94 and SR-52 in the project vicinity without and with project traffic are summarized in Table 4.10-10, *Long-Term Freeway Segment Conditions*. Long-term freeway segment conditions without the project are shown in Figure 4.10-10, *Long-term Without Project Peak Hour Freeway Conditions*, and Long-term freeway segment conditions with the project are shown in Figure 4.10-11, *Long-term Plus Project Peak Hour Freeway Conditions*. Under Long-term conditions, several freeway segments would operate at unacceptable LOS E or F. With the introduction of project traffic, these same freeway segments would continue to operate at unacceptable LOS. The volume-to-capacity ratio, however, would not increase by more than 0.01 and thus, impacts to freeway segments under Long-term conditions as a result of project implementation would be less than significant on a project level, but cumulatively significant, as discussed in Section 6.2.10 of this EIR.

Queue Analysis

Although the local roadways are expected to have adequate capacity under Existing Plus Project and Long-term conditions, as described above, a vehicle queue evaluation was conducted for Grossmont College Drive at the southbound SR-125 on-ramp. The purpose of the evaluation was to assess the potential for vehicle queues on Grossmont College Drive to block through traffic entering and exiting Grossmont College. The analysis concluded that with the construction of a parking structure in Lot 5 (as described in Section 3.0), queues would exceed the storage length of the turn pocket at the westbound left-turn movement at the intersection of Grossmont College Drive and southbound SR-125 during the morning peak period. The maximum queue length was calculated at 234 feet, and the proposed turn pocket (by Caltrans as part of SR-125 construction) is designed at only 200 feet in length. This would result in vehicle queues exceeding the turn pocket and blocking the westbound through traffic lane. Although not considered a significant traffic impact, the District could work with Caltrans to extend the turn pocket length to 250 feet to accommodate the projected queue length.



Source: Katz, Okitsu & Associates, 2003

Long-term Without Project Peak Hour Freeway Conditions

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Figure 4.10-10

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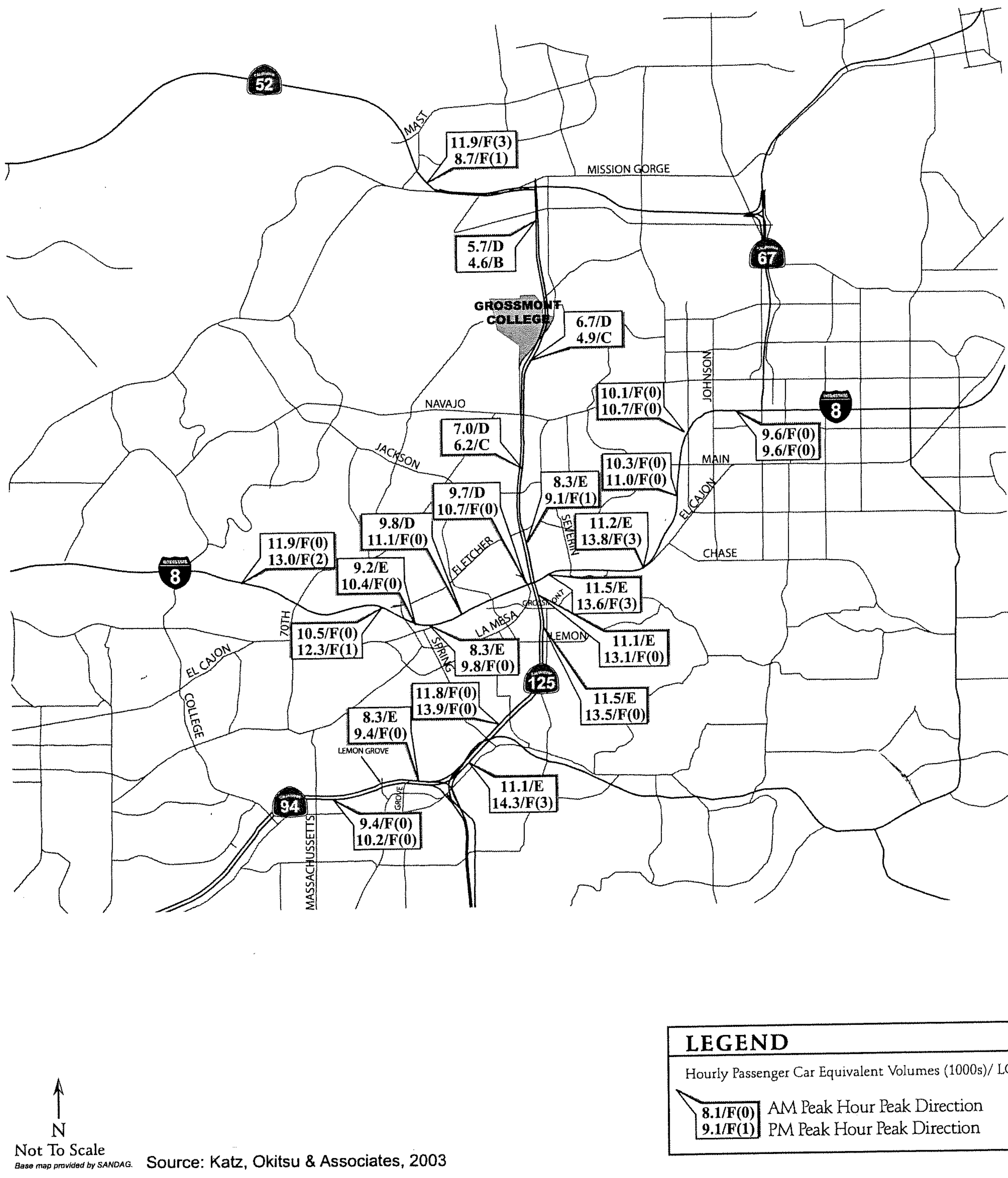

Source: Katz, Okitsu & Associates, 2003

Long-term Plus Project Peak Hour Freeway Conditions

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 4.10-11

HELIX

TABLE 4.10-9
LONG-TERM PEAK HOUR INTERSECTION CONDITIONS

INTERSECTION	Long-term Conditions				Long-term + Project Conditions								
	AM PEAK HOUR		PM PEAK HOUR		AM PEAK HOUR		Δ	S	PM PEAK HOUR		Δ	S
	Delay	LOS	Delay	LOS	Delay	LOS			Delay	LOS		
Lake Murray Blvd. at Jackson Dr.	19.9	B	20.1	C	19.8	B	-0.1	N	20.1	C	0	N
Lake Murray Blvd. at Lake Arrowhead Dr.	17.2	B	17.1	B	17.0	B	-0.2	N	16.4	B	-0.7	N
Lake Murray Blvd. at Navajo Rd.	25.1	C	33.8	C	26.2	C	1.1	N	34.7	C	0.9	N
Lake Murray Blvd. at Turnbridge/Ferguson Way	12.8	B	11.1	B	12.2	B	-0.6	N	10.7	B	-0.4	N
Lake Murray at Robles/Highwood Dr.	7.5	A	10.2	B	7.6	A	0.1	N	11.0	B	0.8	N
Navajo Rd at SR-125 SB Ramps	17.1	B	22.3	C	17.0	B	-0.1	N	22.4	C	0.1	N
Navajo Rd. at Sr-125 NB Ramps	23.7	C	21.4	C	23.8	C	0.1	N	21.4	C	0	N
Grossmont College Dr. at Fanita Dr.	16.7	C	21.4	C	19.2	C	2.5	N	20.4	C	-1.0	N
Grossmont College Dr. at SR-125 NB Ramps	19.1	B	18.6	B	20.6	C	1.5	N	18.4	B	-0.2	N
Grossmont College Dr. at SR-125 SB Ramps	15.4	B	13.4	B	17.4	B	2.0	N	13.8	B	0.4	N
Mission Gorge Rd. at SR-125 ramps	15.4	B	25.1	C	15.5	B	0.1	N	25.3	C	0.2	N

Δ = change in delay between Long-term + Project Conditions and Long-term Conditions.
Source: KOA 2003a.

TABLE 4.10-10
LONG-TERM FREEWAY SEGMENT CONDITIONS

FREEWAY SEGMENT	Long-term Conditions				Long-term+ Project Conditions							
	AM PEAK HOUR		PM PEAK HOUR		AM PEAK HOUR		Δ	S	PM PEAK HOUR		Δ	S
	V/C	LOS	V/C	LOS	V/C	LOS			V/C	LOS		
Interstate 8												
College Ave. to 70th St.	1.04	F(0)	1.41	F(2)	1.04	F(0)	0	N	1.41	F(2)	0	N
70th St. to Fletcher Pkwy.	1.14	F(0)	1.33	F(1)	1.14	F(0)	0	N	1.33	F(1)	0	N
Fletcher Pkwy. to Spring St.	1.00	E	1.13	F(0)	1.00	E	0	N	1.13	F(0)	0	N
Spring St. to El Cajon Blvd.	0.90	E	1.06	F(0)	0.90	E	0	N	1.06	F(0)	0	N
El Cajon Blvd. to Jackson Dr.	0.85	D	1.20	F(0)	0.85	D	0	N	1.20	F(0)	0	N
Jackson Dr. to SR-125	0.84	D	1.16	F(0)	0.85	D	0.01	N	1.16	F(0)	0	N
SR-125 to Severin St.	1.00	E	1.47	F(3)	1.00	E	0	N	1.47	F(3)	0	N
Severin Dr. to El Cajon Blvd. (W. Chase Ave.)	0.97	E	1.50	F(3)	0.97	E	0	N	1.50	F(3)	0	N
W.Chase Ave. to W. Main St.	1.12	F(0)	1.19	F(0)	1.12	F(0)	0	N	1.19	F(0)	0	N
W. Main St. to Johnson Ave	1.09	F(0)	1.16	F(0)	1.09	F(0)	0	N	1.16	F(0)	0	N
Johnson Ave. to SR-67	1.04	F(0)	1.04	F(0)	1.04	F(0)	0	N	1.05	F(0)	0.01	N
State Route 125												
Mission Gorge Rd. to Grossmont College Dr.	0.82	D	0.50	B	0.83	D	0.01	N	0.50	B	0	N
Grossmont College Dr. to Navajo Rd.	0.70	C	0.52	C	0.72	D	0.02	N	0.53	C	0.01	N
Navajo Rd. to Fletcher Pkwy.	0.74	D	0.66	C	0.76	D	0.02	N	0.67	C	0.01	N
Fletcher Pkwy. to I-8	0.90	E	1.30	F(1)	0.90	E	0	N	1.31	F(1)	0.01	N
I-8 to Grossmont Blvd.	0.96	E	1.14	F(0)	0.97	E	0.01	N	1.14	F(0)	0	N
Grossmont Blvd. to Lemon Ave.	1.00	E	1.17	F(0)	1.00	E	0	N	1.17	F(0)	0	N
Lemon Ave. to SR-94 East	1.02	F(0)	1.20	F(0)	1.03	F(0)	0.01	N	1.21	F(0)	0.01	N
SR-94 East to SR-125 South	0.96	E	1.55	F(3)	0.96	E	0	N	1.56	F(3)	0.01	N

TABLE 4.10-10 (cont.)

FREEWAY SEGMENT	Long-term Conditions				Long-term+ Project Conditions							
	AM PEAK HOUR		PM PEAK HOUR		AM PEAK HOUR		Δ	S	PM PEAK HOUR		Δ	S
	V/C	LOS	V/C	LOS	V/C	LOS			V/C	LOS		
State Route 94												
SR-125 South to Lemon Grove Ave.	0.90	E	1.01	F(0)	0.91	E	0.01	N	1.02	F(0)	0.01	N
Lemon Grove Ave. to Massachusetts Ave	1.02	F(0)	1.11	F(0)	1.02	F(0)	0	N	1.11	F(0)	0	N
State Route 52												
Mast Blvd. to Mission Gorge	1.72	F(3)	1.26	F(1)	1.73	F(3)	0.01	N	1.26	F(1)	0	N

Δ = change in delay between Long-term + Project Conditions and Long-term Conditions.
Source: KOA 2003a.

Traffic Hazards

Implementation of the Master Plan would not substantially increase traffic hazards due to design features or incompatible uses. In fact, proposed circulation improvements, particularly the Life Safety Rebuild of Main Entrances (project 6), would improve safety conditions and reduce traffic hazards on campus. The Life Safety Rebuild of Main Entrances would reconfigure the two campus access points by constructing a connector road between the two campus entrances. A new five-lane connector road would be constructed between Griffin and Highwood drives to allow for continuous vehicular travel around the campus. In addition, Griffin Drive would be widened as it approaches its intersection with Grossmont College Drive where a traffic signal would be installed. In addition to facilitating vehicular travel and improving emergency vehicle and transit access, these proposed improvements would eliminate a confusing campus entrance by providing a logical connection between the two campus access points. Development of future construction projects would be designed to avoid traffic hazards due to design features. For example, standard road and driveway widths, adequate sight lines and avoidance of sharp turning radii would be incorporated into individual project designs.

Construction activities could potentially result in temporary closure of on-campus traffic lanes, roadway segments or pedestrian walkways to accommodate delivery of construction materials or to provide adequate site access for construction equipment. The reduction of roadway capacity and occasional interruption of traffic flow on campus roadways could pose hazards to vehicular traffic resulting from localized traffic congestion, decreased turning radii, or reduced line of sight visibility. Similarly, if construction activities require temporary closure of pedestrian walkways or sidewalks, traffic hazards to pedestrians may occur along pedestrian routes adjacent to construction sites. During construction activities that may affect campus circulation patterns, the District would implement a traffic management plan that would include measures to reduce temporary traffic hazards, such as appropriate signage, traffic control (i.e., flagpersons) and provision of alternate vehicular and/or pedestrian routes. Due to the temporary nature of anticipated lane, roadway or walkway closures and the incorporation of a traffic management plan, impacts related to traffic hazards during construction would be less than significant.

Emergency Access

Implementation of the Master Plan would not restrict access to the campus. Emergency vehicle access would be provided via the campus loop road comprised of Grossmont College and Griffin drives. Construction of the Life Safety Rebuild of Main Entrances (project 6) would improve emergency access to all areas of campus, as the proposed circulation improvements would allow for continuous two-way travel around the campus. Emergency access to the buildings within the campus interior would be provided through parking lots and service drives, as well as the physical education facilities in the northern portion of the campus.

Adequate emergency access also would be maintained during construction activities. Access to the campus entrances and service roads would not be substantially hindered during construction of any future construction project. During construction of the Life Safety Rebuild of Main Entrances (project 6), traffic flows at the campus access points could be adversely affected. As discussed above, the District would implement a traffic management plan during construction that would include measures to ensure adequate emergency access. In addition, construction staging areas would be located on campus and would not obstruct emergency vehicle access. Therefore, impacts related to emergency access would be less than significant.

Parking Capacity

Implementation of the Master Plan would result in an increase in student enrollment (approximately 2,000 students), as well as employment of additional faculty and staff to accommodate anticipated student growth. The resulting increase in campus population would cause an increase in demand for parking. This demand would be met by construction of one or more additional parking facilities described in Section 3.0, *Project Description*, of this document, including a two- or three-level parking structure in Lot 5, another parking structure in Lot 4 and/or expansion of Lot 7 to the east and northeast. Construction of one or more of these parking facilities would increase the campus parking capacity by approximately 1,000 spaces to approximately 4,700 spaces, which would accommodate the anticipated 20,000 students. Adequate faculty and staff, as well as disabled parking, would be provided via the existing staff lots and disabled spaces. Therefore, impacts related to long-term parking capacity would be less than significant.

Construction activities could potentially result in temporary removal of on-campus parking. During construction of proposed future construction projects, staging areas and/or construction access routes could temporarily reduce the number of available parking spaces. In addition, construction employees would contribute to the campus parking demand in that they would utilize parking spaces allocated for students, which could potentially result in a deficit in student parking. As described above, the District would implement a traffic management plan during construction activities, which would address construction employee parking. Measures would be included in the traffic control plan that would ensure that student parking would not be adversely affected by construction activities. Therefore, traffic impacts related to temporary loss of parking during construction activities would be less than significant.

Alternative Modes of Transportation

Implementation of the Master Plan would not conflict with adopted programs supporting alternative modes of transportation. Grossmont College is served by the San Diego MTS, which provides bus service to the campus. Currently the campus is included in MTS Routes 854 and 858, which enter the campus at Grossmont College Drive, travel northerly along Griffin Drive and loop around the on-campus transit center immediately south of the Student Center. Implementation of the Master Plan would change this route due to construction of the Life Safety Rebuild of Main Entrances (project 6). The proposed campus entry modifications would provide a bus loop that would improve transit circulation within the campus. Buses would enter the campus via Grossmont College Drive, continue northwesterly along the proposed connector road between Griffin and Highwood drives, northerly along the roadway adjacent to Parking Lot 7, loop around the existing transit center and exit via Griffin Drive.

In addition to bus service, the campus supports other modes of transportation, including bicycle and motorcycle. Bicycle racks and motorcycle parking are provided on campus and would continue to be available in the long-term. Because Grossmont College supports alternative modes of transportation, implementation of the Master Plan would not result in traffic impacts related to alternative transportation programs.

4.10.3 Mitigation Measures

Because the project would not result in potentially significant traffic and circulation impacts, no mitigation is required.

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SECTION 4.11

UTILITIES/SERVICE SYSTEMS

4.11 UTILITIES/SERVICE SYSTEMS

4.11.1 Existing Conditions

Water

The Padre Dam Municipal Water District (PDMWD) provides water service to Grossmont College, as well as to the City of Santee and portions of the City of El Cajon and various other unincorporated areas of southeastern San Diego County. The PDMWD purchases all of its water from the San Diego County Water Authority (SDCWA), which purchases the majority of their water supply from the Metropolitan Water District of Southern California (Metropolitan; PDMWD undated). Metropolitan's primary water sources are the Colorado River Aqueduct and the California Aqueduct.

The SDCWA prepared the *2000 Urban Water Management Plan* (2000 Plan) to serve as an update of the *1995 Urban Water Management Plan* and *1997 Water Resources Plan*. The 2000 Plan meets the requirement under the California Urban Water Management Planning Act to provide a comparison between projected water use and water supply sources for the next 20 years. The 2000 Plan projects water sources and demands for average/normal water years through 2020 and single and multiple dry water years. The SDCWA anticipates in the 2000 Plan that water demands would be met through 2020 and water supplies will be sufficient during future single and multiple dry water years (SDCWA 2000).

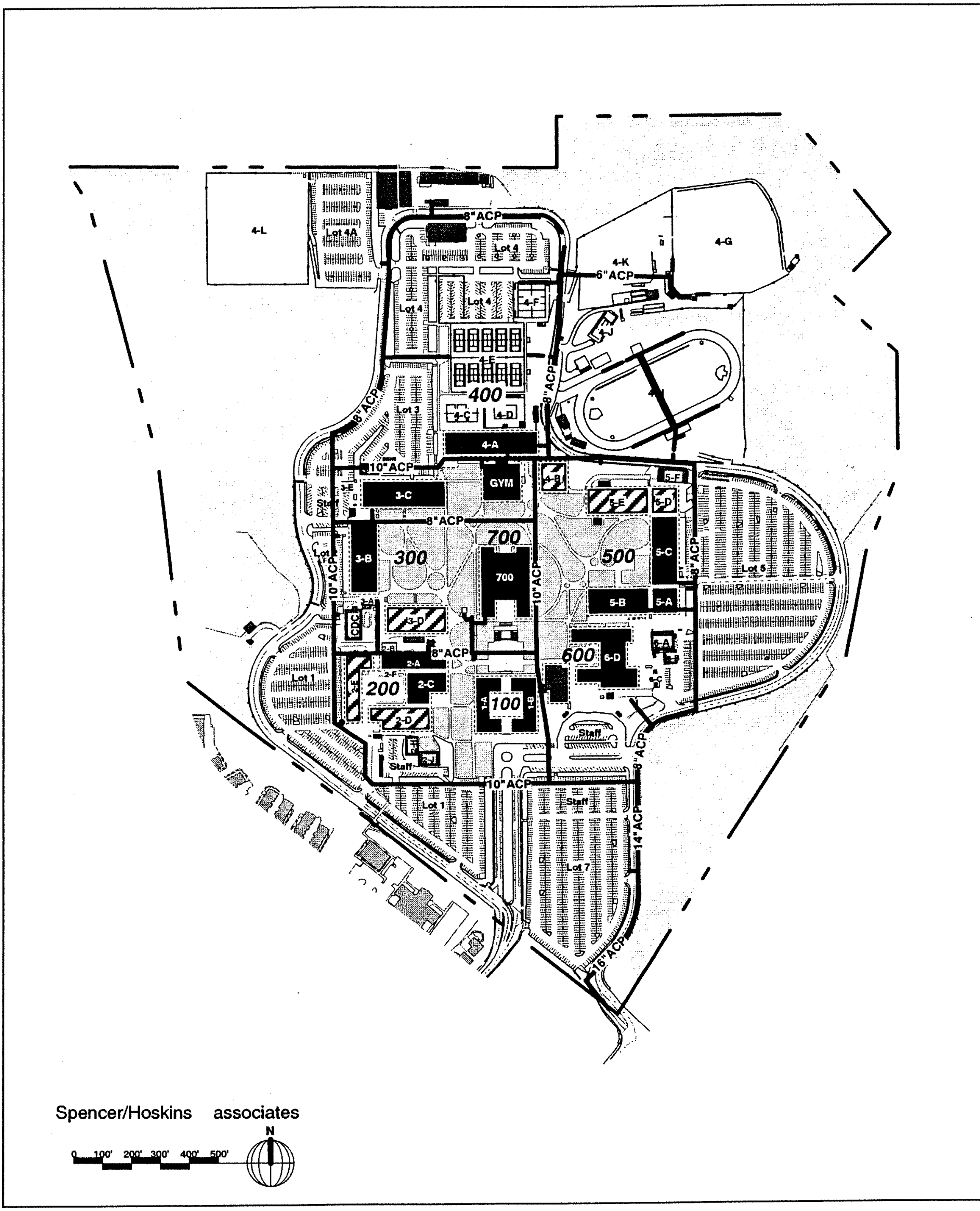
The SDCWA, Metropolitan and local jurisdictions are actively pursuing alternatives to supplement existing water systems and supplies in response to potential future water shortages. Alternatives being pursued to address potential problems associated with earthquakes, drought and continued population growth include resolution of problems associated with the California Aqueduct, transfer of water provided from federal projects and agricultural operations, construction of local emergency water storage reservoirs, water conservation and reclamation programs, and desalination plants. The SDCWA operates a number of effective long-term water conservation programs, which resulted in a total water savings in excess of 25,000 acre-feet during fiscal year 1998-99. As a result of such programs, Metropolitan recently announced that it expects to meet southern California's imported water demands for the next 20 years (Metropolitan 2003).

Existing potable water pipelines are located throughout the campus (Figure 4.11-1, *Existing Potable Water Lines*). All water pipelines within the campus are constructed of asbestos cement. A 16-inch-diameter pipeline located in the public portion of Grossmont College Drive extends northwesterly onto campus. At the intersection of Grossmont College Drive and Griffin Drive, this pipeline extends northeasterly into Griffin Drive and ranges in diameter from 8 to 16 inches. Just south of Parking Lot 5, the 8-inch-diameter pipeline extends northerly and traverses Parking Lot 5. At the northern boundary of Parking Lot 5, the pipeline turns west and is generally located in Griffin Drive, which extends north and turns west then south as at abuts Parking Lot 4. Griffin Drive then turns into Grossmont College Drive. The pipeline connects to a 10-inch-diameter pipeline in the northwestern portion of Parking Lot 3 that continues southerly and traverses Parking Lots 3, 2 and 1, respectively. Within Parking Lot 1, the pipeline turns easterly and traverses Parking Lot 7 before connecting to the pipeline located in Griffin Drive. Several distribution pipelines ranging from six to ten inches in diameter are connected to this water pipeline loop and provide water to the various buildings and outdoor physical education facilities within the campus.

Current potable water consumption of the campus (not including irrigation) is 134 Equivalent Dwelling Units (EDUs) or 22.5 million gallons per year (Cooley, pers. comm. 2003). Additionally, approximately 6.1 million gallons of water per year are used for irrigation on the campus (Flood, pers. comm. 2003).

Sewer

The City of El Cajon provides wastewater service to property within its jurisdiction, including Grossmont College. Sewage is transported by the City of El Cajon to the City of San Diego's Point Loma Wastewater Treatment Plant. This facility services a 450-square mile area within the region and treats up to 240 million gallons of wastewater per day (City of San Diego 2004a). Following treatment, the wastewater (called effluent) is released offshore via the 4.5-mile long Point Loma Ocean Outfall pipeline. The outfall ends appropriately 320 feet deep in the Pacific Ocean and splits into a Y-shaped diffuser to ensure wide dispersal of effluent (City of San Diego 2004a).



Existing Potable Water Lines

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 4.11-1

HELIX

All sewer pipelines within the campus consist of vitrified clay. Figure 4.11-2, *Existing Sewer Lines*, shows the location of the existing sewer lines on the campus. A 12-inch-diameter pipeline enters the eastern portion of the campus, extends southwesterly and traverses Griffin Drive and Parking Lot 5, respectively. At the southeast corner of Building 5-A, the pipeline begins to extend westerly. Just east of Building 3-D, the pipeline connects to a 6- to 8-inch-diameter pipeline that runs generally north/south. This 6- to 8-inch-diameter pipeline extends from the southeastern corner of Building 2-C, traverses Parking Lot 4 and continues north of the project area. Existing campus facilities are provided sewer service via 6- and 8-inch-diameter laterals from these existing pipelines. The City of El Cajon estimates that the campus currently produces approximately 1.71 million gallons per month of sewage (Davies, pers. comm. 2004).

Solid Waste Disposal

EDCO Disposal Corporation (EDCO) currently provides solid waste disposal services to Grossmont College and throughout southern California. Solid waste collected from the campus is transported to an EDCO transfer station in La Mesa and then transported to landfills. It is likely that the majority of solid waste from the transfer station is disposed of in Sycamore Canyon Landfill and Otay Annex Landfill (the two closest landfills to the campus). The remainder of the waste is likely transported to other landfills within the County of San Diego (County) or to other counties. In 1999, approximately 15 percent of the County's waste was disposed of outside of the County (County of San Diego 2002). The Sycamore Canyon Landfill is located in eastern San Diego and is permitted to receive up to 3,300 tons of waste per day. The daily average inflow in 1999 was 2,830 tons (County of San Diego 2002). This landfill is currently in the process of obtaining additional acreage for facility expansion. The Otay Annex Landfill in Chula Vista has a daily permitted inflow of 5,000 tons. The daily average inflow in 1999 was 2,830 tons (County of San Diego 2002). An expansion of the Otay Annex Landfill was approved in 2000.

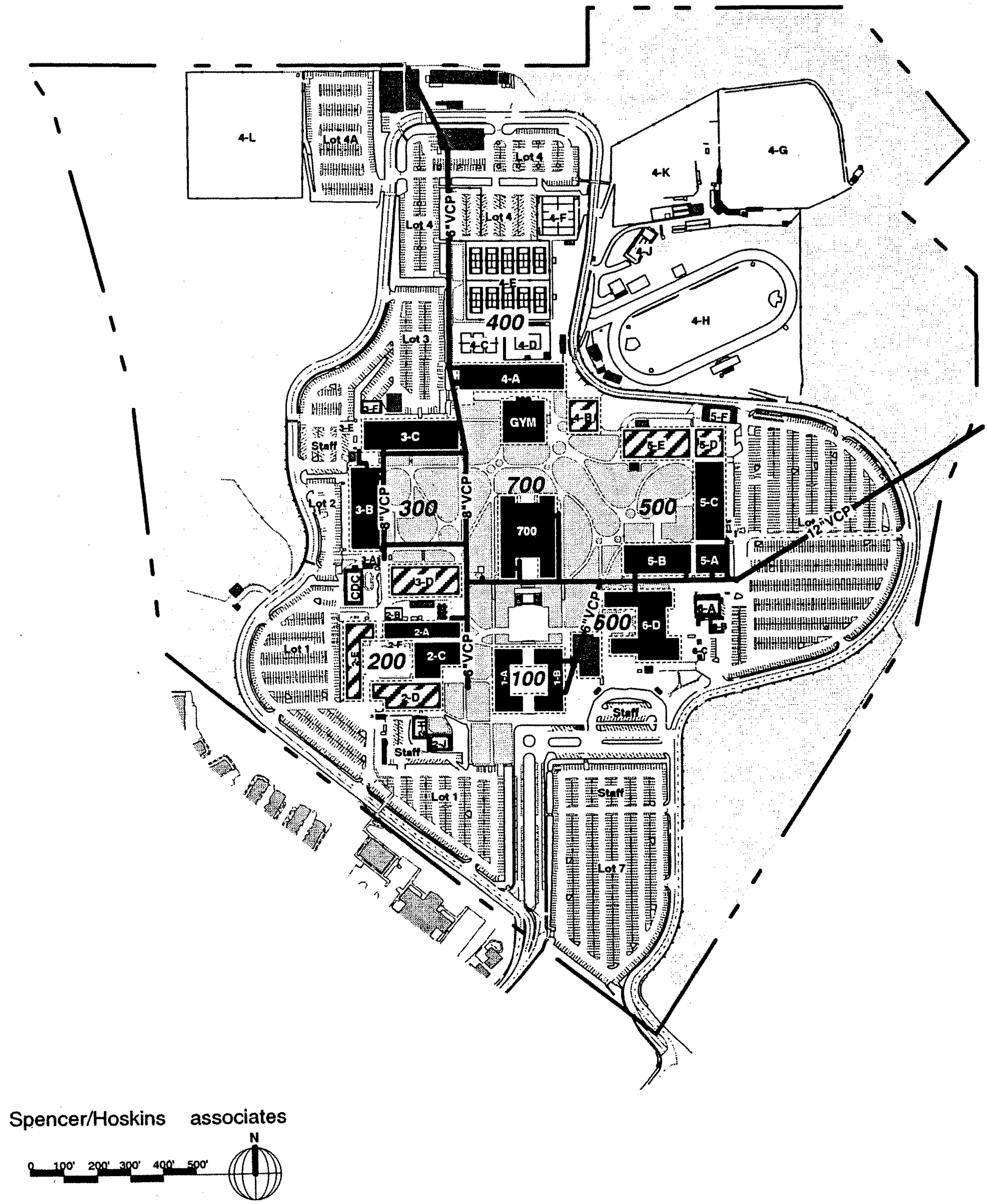
In 2002, the campus generated approximately 1,377 annual tons of solid waste. Due to implementation of a campus-wide recycling program, the campus was able to recycle approximately 403.5 tons (29.3 percent). The amount of solid waste disposed of in landfills in 2002 was 973.5 tons (2.7 tons per day). The campus currently recycles paper products (i.e., cardboard, newspaper, office paper), scrap metal, green waste (i.e., xeriscaping, grasscycling, composting/mulching), beverage containers and plastics. The campus' website (www.grossmont.edu) provides recycling information to the employees and students.

4.11.2 Impacts

Thresholds of Significance

Thresholds of significance for impacts to utilities and service systems are based on Appendix G of the State CEQA Guidelines. Impacts related to utilities and service systems would be considered significant if implementation of the Master Plan would result in one or more of the following:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Result in a determination of insufficient water supplies available to serve the project from existing entitlements and resources, or require new or expanded entitlements.
- Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs.



Existing Sewer Lines

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 4.11-2

HELIX

Impact Analysis

Water

With the phased development of 100,000 assignable square feet (asf), a planned capacity of 20,000 students by the year 2015, and associated heating and cooling systems, the proposed Master Plan would result in an increased demand for potable water service. Using PDMWD's rate of water comsumption for the campus, excluding irrigation (136 students per EDU per year), it is calculated that upon buildout of the campus, the average annual water demand would increase from 134 EDUs (22.5 million gallons per year) to approximately 147 EDUs (24.6 million gallons per year), resulting in an additional 2.1 million gallons per year (Cooley, pers. comm. 2003). Currently, the public water main (16-inch-diameter asbestos cement pipeline) extending from Grossmont College Drive has sufficient capacity and pressure to accommodate this increase and provide adequate water service to the campus.

The proposed construction and remodel projects would not exceed development intensities and demand on the PDMWD water system. In addition, as discussed above, the water suppliers to PDMWD (i.e., Metropolitan and SDCWA) have indicated there are sufficient water supplies to serve the future potable water needs of southeastern San Diego County through 2020. Thus, project impacts related to water demand and associated infrastructure would be less than significant.

The campus currently implements water conservation measures for new construction as part of its project design process. Typical measures include the use of low-flow fixtures, drought tolerant landscaping and computer-controlled irrigation systems. In addition, the campus will be upgrading the existing irrigation system. This new system will be connected to a weather system that will provide information to the irrigation system's computer as to rainfall, wind and evapo-transpiration. The computer will then adjust the campus' irrigation schedule accordingly, resulting in a decrease in water used on the campus for irrigation. All of the above efforts will serve to reduce the campus' use of potable water supplies.

Sewer

The proposed construction and remodel projects on the campus would generate an additional 0.18 million gallons per month of wastewater based on projections provided by the City of El Cajon (Davies, pers. comm. 2004). These flows would be conveyed to a 12-inch-diameter vitrified clay gravity sewer pipeline that extends from the east of the campus. According to the City of El Cajon, sufficient capacity is available within this existing sewer line to accommodate the projected increases in wastewater flows resulting from implementation of the proposed Master Plan (Davies, pers. comm. 2004). The Point Loma Wastewater Treatment Plant currently has sufficient capacity available to serve the proposed Master Plan. Therefore, project impacts related to sewer services and associated infrastructure would be less than significant.

Solid Waste Disposal

The Master Plan would generate solid waste associated with new construction and operation of the proposed projects. Demolition and construction debris generated during construction would be recycled and/or transported using appropriate methods to landfills. The amount of debris generated during construction is difficult to quantify, although much of the construction would not occur on undeveloped or minimally improved land.

The Master Plan proposes the development of 100,000 asf of new building space. Based on the City of San Diego Environmental Services Department waste generation rate of 0.0013 ton per square foot per year for educational facilities, the Master Plan would contribute an additional estimated 130 tons of solid waste per year or approximately 0.4 ton per day. This would increase the campus' waste generation by 9 percent to approximately 4.1 tons per day. These calculations are conservative in that the campus' recycling program would reduce the amount of solid waste generated on the campus. Assuming a 50 percent reduction in waste disposal by 2004, as required by Assembly Bill 75, the Master Plan would contribute an additional 65 tons of solid waste per year or 0.2 ton per day. Total waste disposal from the campus would increase to approximately 2.9 tons per day upon buildout of the Master Plan. Waste generation is expected to increase at the same annual rate as population growth within the County. The growth of population on the campus is directly related to regional population growth, which is the basis for planning landfill capacity in the region. Because there is unused permitted capacity at both landfills in the area and the proposed Master Plan's contribution would be less than 1 ton per day, significant impacts would not occur. In addition, on-going recycling efforts by the District would ensure their contribution would be minimized.

4.11.3 Mitigation Measures

No significant impacts to public utilities or service systems are identified as a result of implementation of the Master Plan and therefore, no mitigation is required.

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SECTION 5.0

OTHER CEQA SECTIONS

5.0 OTHER CEQA SECTIONS

5.1 GROWTH INDUCEMENT

In accordance with Section 15126(d) of the State CEQA Guidelines, an EIR must include an analysis of the growth-inducing impact of the proposed project. The growth inducement analysis must address two issues, as defined in Section 15126.2(d) of the State CEQA Guidelines, including: (1) The ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly in the surrounding environment; and (2) The potential for the project to encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. The first issue addresses projects that would remove obstacles to population growth, such as provision of an essential public service or access to a previously inaccessible area, while the second issue involves the potential for the project to induce further growth by the expansion or extension of existing services, utilities or infrastructure. The State CEQA Guidelines further state that "[i]t must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment" (Section 15126.2(d)). The Lead Agency must make a determination on the potential for growth-inducing impacts based on the merits of objective analysis.

Implementation of the Master Plan would construct new campus facilities and renovate existing structures to accommodate 20,000 students by the year 2015. As of the 2002 – 2003 school year, the enrollment at Grossmont College totaled approximately 18,200 students. Thus, implementation of the Master Plan would accommodate an anticipated enrollment increase of approximately 2,000 students. Development pursuant to the Master Plan, however, would not directly foster population growth, but rather would accommodate anticipated regional growth. Population growth within the District's boundary is expected to substantially increase by the year 2015. While the percentage increase from 1990 to 1996 was only 10 percent, a 30 percent-increase is anticipated by the year 2015 (Spencer/Hoskins Associates 2000a). Surrounding areas are projected to experience a 50- to 100-percent population increase over the same time period (Spencer/Hoskins Associates 2000a). Thus, additional campus facilities and renovation of existing facilities are necessary to respond to the forecasted growth within the surrounding communities and the region.

Development pursuant to the Master Plan represents a continuation of the existing community college uses and would not foster population growth through the provision of new and essential public services or access opportunities, nor would it result in development of land in a primarily undeveloped area. Grossmont College is located in a developed area currently served by existing utilities, infrastructure, roadways and highways, and public services that would accommodate proposed campus development without new infrastructure, as discussed in Section 4.11, *Utilities/Service Systems*. Further, no new public roadway/highway segments, extensions or widening projects would be required to implement the Master Plan.

Implementation of the Master Plan would create temporary and permanent part- and full-time employment opportunities. Temporary construction jobs would be generated during the construction period for individual projects developed under the Master Plan. It is anticipated that the construction labor force would already reside in the area or commute from other areas within the region, rather than relocate to the area for a temporary job assignment. Thus, construction would not create a demand for additional housing to accommodate construction personnel.

Permanent faculty and staff positions would be generated to accommodate anticipated enrollment increases. It is anticipated that the majority of these new positions would be filled by persons already living in the region and thus, no new demand for additional housing would occur. Some faculty and staff positions, however, may be filled by individuals who currently reside outside of the region and they would be expected to seek housing in nearby communities. Implementation of the Master Plan, therefore, is expected to have a minimal effect on the regional population growth because it would mainly draw from the local population for jobs. No significant pressure on local housing supply or demand is expected to result from implementation of the Master Plan. Therefore, growth-inducing impacts are considered less than significant.

5.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Section 15126(c) of the State CEQA Guidelines requires an evaluation of significant irreversible environmental changes that would be caused by the proposed project. Irreversible environmental changes can typically be categorized into one of the following: (1) primary impacts, such as the use of nonrenewable resources (i.e., biological habitat, agricultural land, mineral deposits, water bodies, energy resources and cultural resources); (2) secondary impacts, such as highway improvements that provide access to previously inaccessible areas; and (3) environmental accidents associated with a project. Section 15126.2(c) of the State CEQA Guidelines state that irretrievable commitments of resources are evaluated to assure that current consumption is justified.

Implementation of the Master Plan could potentially result in significant irreversible impacts to biological and paleontological resources. Development under the Master Plan would occur primarily within the developed portions of campus; however, proposed parking and campus circulation improvements, as well as a proposed campus identification sign, would impact sensitive habitats (Diegan coastal sage scrub [including disturbed associations], baccharis scrub, southern mixed chaparral, scrub oak chaparral and non-native grassland) in the southeastern canyon and in the southern and northeastern portions of the campus. Direct impacts to these sensitive habitats would be considered significant and require mitigation (refer to Section 4.3, *Biological Resources*). While impacts to these habitat types would be mitigated, implementation of the Master Plan would permanently remove these resources.

Impacts to paleontological resources potentially occurring in the campus area would result in a significant irreversible change to a non-renewable resource. Significant impacts associated with paleontological resources would be mitigated to below a level of significance through the monitoring, salvage and documentation program described in Section 4.8, *Paleontology*, of this EIR.

Campus development, pursuant to the Master Plan, would result in irretrievable commitment of non-renewable energy sources, including fossil fuels, natural gas and gasoline for automobiles and construction equipment. Incremental demands on lumber and forest products, sand and gravel, asphalt, petrochemicals and other construction materials would occur. In addition, an incremental increase in energy demand would also occur during post-construction activities, including lighting, heating and cooling of the new and renovated buildings. Reductions in energy usage would, however, be expected as the District performs remodeling and renovation of existed dated structures.

The Master Plan would not require construction, expansion or improvements of any public roads or highways to provide access to currently inaccessible areas. Regional and local access is provided via existing freeways and roadways.

Additionally, implementation of the Master Plan would not result in any major environmental accidents or hazards. Although hazardous materials are used at Grossmont College, the District complies with all applicable state and federal standards governing the use, storage, transport and disposal of such material. In addition, the Risk Management Department has developed and maintains the Hazardous Materials Business Plan for the District, which establishes an emergency response plan, employee training program, emergency notification procedures and emergency equipment operations. Compliance with applicable state and federal standards and implementation of the Hazardous Materials Business Plan reduces the likelihood and severity of accidents that could result in irreversible environmental damage.

5.3 EFFECTS FOUND NOT TO BE SIGNIFICANT

Pursuant to Section 15128 of the State CEQA Guidelines, an EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant. Based on initial environmental review of the project, the District has determined that the Master Plan would not have the potential to cause significant adverse effects associated with the following issue areas: agricultural resources, hazards/hazardous materials, land use, mineral resources, noise (mobile and stationary sources), public services and recreation. Issues not considered significant, and the reasons for the finding of no significance for each of these issues, are provided below.

5.3.1 Agricultural Resources

Implementation of the Master Plan would not result in significant impacts to agricultural resources. The campus is located in a developed urban area and no agricultural resources are present within the campus or in the surrounding area. On-campus soils consist of Redding cobbly loam, dissected, 15 to 50 percent (RfF) and Redding gravelly loam, 2 to 9 percent (RdC) (U.S. Department of Agriculture [USDA] 1973). Neither of these soils is designated as prime or unique farmland soil or farmland of statewide importance (California Department of Conservation [CDC] 1995 and Oster 1994). Thus, impacts related to loss of potential farmland or agricultural resources would not occur.

5.3.2 Hazards/Hazardous Materials

No significant impacts from hazardous materials would occur as a result of Master Plan implementation. Use of some limited hazardous materials (i.e., fuels, etc.) would be required during construction. The Risk Management Department at the District is responsible for managing hazardous materials for the campus. This department oversees transportation, use and disposal of all substances classified as hazardous by federal and state regulations. In accordance with Chapter 6.95 of the California Health and Safety Code, public and private entities which handle hazardous materials equal to or greater than a total weight of 500 pounds, a total volume of 55 gallons, a total volume of 200 feet of compressed gas, or any quantity of carcinogen, reproductive toxin or acutely hazardous compressed gas are required to report those materials to the local County Department of Health Services, Hazardous Materials Management Division. Additionally, such entities are required to prepare a Business Plan, which establishes procedures in the event of an accidental spill or release of hazardous materials. Accordingly, the Risk Management Department has developed and maintains the Hazardous Materials Business Plan for Grossmont College. This plan is updated annually and within 30 days of any significant inventory changes and provides an emergency response plan, employee training program, emergency notification phone roster and emergency equipment on campus. The Business Plan also includes an inventory of hazardous materials stored and used on the campus. All transport, use, storage and disposal of the listed hazardous materials would comply with applicable federal and state standards, as required by the Hazardous Materials Business Plan.

No known chemical spills, accidental discharges or leaking underground storage tanks have occurred on campus or in the immediate area. The campus is located on land that was purchased for use as a community college in 1962 and was undeveloped prior to its current use. Several of the proposed future construction projects would involve renovation or construction of laboratory facilities. These laboratories would include design features to contain and control any accidental releases of chemicals, such as fume hoods, eye wash stations, safety showers and chemical storage containers.

Implementation of the Master Plan would require the demolition and renovation of several buildings, which were built as early as 1964. Due to the age of some of these buildings, there is potential to encounter asbestos-containing building materials (ACBM) and/or lead-based paint during demolition and renovation activities. Prior to demolition or renovation, it would be determined if buildings contain ACBM and/or lead-based paint. If such materials are present, applicable federal and state regulations and appropriate remediation measures would be implemented during and after demolition/renovation. Therefore, no significant impacts with regard to hazardous materials would occur.

The developed areas on the campus are adjacent to steep hillsides covered with vegetation to the north, west and east. Paved roads and parking lots circumnavigate the campus and provide a fuel break which separates the developed portion of the campus from the hillsides that are susceptible to wildfires particularly to the west and north. The construction of proposed new buildings and renovation of existing buildings near the interior of campus would enforce the protection and would provide opportunities to improve emergency vehicle access to the interior parts of campus via construction of adequate fire lanes between buildings. Construction of the Life Safety Rebuild of Main Entrances project (project 6) would provide improved emergency vehicle access throughout the campus. Development pursuant to the Master Plan generally would not place structures closer to the hillsides than the existing buildings on campus. Development under the Master Plan also would construct nonflammable surfaces (i.e., pavement) and irrigated landscaping consistent with District standards. Automatic fire sprinkler systems would be installed in all new and renovated buildings as required by code, and water connections for fire fighting would be provided on the campus, as required by the State Architect. In addition, the District maintains an emergency evacuation plan for the campus. Therefore, provisions for wildfire control have been incorporated into the campus operations and Master Plan implementation and would not result in significant hazards impacts.

5.3.3 Land Use

Implementation of the Master Plan would not conflict with any land use plans or policies. The City of El Cajon has zoned Grossmont College as R-16 (school) and the El Cajon General Plan designates the developed portion of Grossmont College as JC, Junior College, and the undeveloped steep slopes as open space. Implementation of the Master Plan would not conflict with these land use designations, with the exception of the proposed surface parking in the northeastern canyon (project 9). No local land use plans or policies, however, have jurisdiction over campus lands owned by the State and thus, this conflict would not be considered a significant land use impact. Grossmont College is located approximately 1.5 miles southwest of the east-west runway of Gillespie Field, a general aviation airport located in the City of El Cajon. The campus, however, is located outside of the Airport Influence Area as designated in the Comprehensive Land Use Plan (CLUP) (SANDAG 1989) and thus, implementation of the Master Plan would not conflict with CLUP policies on protecting the aircraft take off and approach surfaces. In addition, the City of El Cajon is a participatory jurisdiction in the Multiple Species Conservation Program (MSCP), which is a comprehensive habitat preservation program in southwestern San Diego County. The City of El Cajon is in the process of developing a Subarea Plan to implement its portion of the MSCP preserve.

Implementation of the Master Plan would not divide an established community. Development pursuant to the Master Plan would provide new and renovated campus facilities within an existing community college. No public road improvements or off-campus development is proposed that would bisect or divide existing neighborhoods. Therefore, no land use impacts would occur.

5.3.4 Mineral Resources

Impacts to mineral resources are not anticipated because the campus has not been used for mineral resource recovery and is not delineated as a mineral resource recovery site on any land use plan. The campus is located within the mineral resource zone (MRZ) 2 mapped by the California Division of Mines and Geology (CDMG 1983). The MRZ-2 designation includes areas where adequate information indicates that significant mineral deposits are present or where it has been judged that there is a high likelihood for their presence. Although the campus is designated MRZ-2, it would not be feasible to conduct mineral extraction operations on campus since the it is currently being used as a community college and no mineral resource extraction is planned. Therefore, no impacts to mineral resources would occur.

5.3.5 Noise

The proposed increase in student enrollment associated with the Grossmont College Master Plan would contribute to transportation noise along local roadways in the vicinity of the campus (as discussed in Section 4.10, *Traffic and Circulation*). The Master Plan would increase long-term traffic volumes by anywhere from approximately 330 average daily trips (ADT) to 2,900 ADT, depending on the roadway segment (refer to Table 4.10-8 for a summary of long-term roadway segment conditions). As noted in the traffic section and in particular the aforementioned table, forecast traffic volumes for the year 2020 with and without the project are generally lower than the planned capacity of the roadway network. Therefore, noise levels along most roadway segments in the campus vicinity are projected to be lower than levels anticipated in the *City of San Diego Progress Guide and General Plan*, the City of San Diego *Navajo Community Plan* and the *El Cajon General Plan*. The only exception is the segment of Highwood Drive, from the campus entrance to Lake Murray Boulevard, which is projected to carry more traffic than the General and Community plans anticipated with and without the project. The proposed Master Plan's contribution to traffic noise along this segment would not be considered a significant project impact because Master Plan traffic would actually decrease future traffic by approximately four percent along Highwood Drive due to the proposed construction of a parking structure on the eastern side of the campus and a reconfigured loop road (i.e., Life Safety Rebuild of Main Entrances), both of which would redistribute traffic from the Highwood Drive entrance to the Grossmont College Drive (via State Route 125) entrance. Thus, no increase in transportation noise would occur along Highwood Drive.

5.3.6 <u>Public Services</u>

Fire

Fire protection and emergency services within the campus area are provided by the El Cajon Fire Department. The El Cajon Fire Department serves the City of El Cajon proper and operates out of four fire stations, including Station No. 6, located approximately 3.5 miles to the southeast at 100 East Lexington Avenue; Station No. 7, located approximately 1 mile to the southeast at 695 Tyrone Street; Station No. 8, located approximately 5 miles to the east at 842 North 3rd Street; and Station No. 9, located approximately 1.5 miles east at 1301 North Marshall Street. Average response times are approximately three minutes (GCCCD 2003).

Implementation of the Master Plan would not provide housing on the campus or increase the population of the area and therefore, would not affect service ratios for the fire department. Moreover, campus development would adhere to applicable sections of the state fire code, which requires incorporation of automatic sprinkler systems and fire lanes to provide adequate access by fire department personnel. Therefore, no impacts to the provision of fire protection services would occur.

Police

Police protection within Grossmont College is provided by the District Police Department, which provides 24-hour police services to persons and property within the campus grounds, as well as adjacent off-campus locations. District police officers are sworn Peace Officers pursuant to California Penal Code 830.32(a) and the California Education Code 72330 and have full law enforcement authority throughout the state. The District Police Department established Memorandums of Understanding (MOUs) with local law enforcement agencies in 1998, which allows the Department to have primary operational responsibility for law enforcement and investigative services on college district property, with the assurance that local law enforcement agencies can be called for assistance and mutual aid, as appropriate. The City of El Cajon Police Department provides such assistance to Grossmont College. The District Police Department is housed in a relocatable building in Parking Lot 5, adjacent to the Student Center.

Implementation of the Master Plan would construct new facilities and renovate existing buildings in order to accommodate 20,000 students by the year 2015, resulting in an increase of approximately 2,000 students. This increase in student population may create a demand for additional police services and personnel. The District, however, has anticipated this demand and would incrementally augment police services and personnel, as needed, during implementation of the Master Plan over the horizon year. Therefore, impacts to police services would be less than significant.

Schools

Implementation of the Master Plan would not substantially affect public school facilities within the campus vicinity. Any demand for K – 12 public education facilities generated by implementation of the Master Plan would be associated with the anticipated population increase, including faculty, staff and students with children who relocate to the area. As discussed in Section 5.1, it is anticipated that additional faculty and staff positions would likely be filled by qualified area residents. Similarly, the majority of students who attend community college are residents of the general area or region. Thus, those with school age children would likely already be enrolled at existing public schools near their residences and would not create a demand for new or altered school facilities in the campus vicinity. Therefore, no impacts to schools would occur.

Parks

Implementation of the Master Plan would not increase the demand for off-campus public parks. The Master Plan would accommodate anticipated campus growth of approximately 2,000 students by the year 2015. As discussed above, this increase in campus population and associated increase in faculty and staff would primarily consist of those who already reside in the general area or region. It is anticipated that the future campus population would utilize parks near their residences and thus, no new or altered park facilities would be required. Therefore, no impacts to parks in the vicinity of the campus would occur.

5.3.7 Recreation

Implementation of the Master Plan would not impact existing neighborhood and regional parks or other recreational facilities, nor would it require the construction or expansion of recreational facilities. Several public parks are located within the campus vicinity, including Big Rock Park (0.75 mile to the northwest), Mission Trails Regional Park (adjoined to the immediate west), Hillside Park (1.0 mile to the southeast), Fletcher Hills Park (1.0 mile to the southeast) and San Carlos Community Park (1.5 miles to the southwest). These parks would continue to be available to students, faculty and staff at Grossmont College.

The campus currently contains recreational facilities, including tennis courts, sand volleyball courts, track, playing fields, a swimming pool, gymnasium and training room. The campus offers physical education classes and has several athletic teams, including swimming and diving, water polo, cross-country, soccer, tennis, badminton, basketball, football, softball, baseball and volleyball. Implementation of the Master Plan would require relocation of the sand volleyball courts to accommodate a new swimming pool. All other recreational facilities would be retained and would continue to be available to students, faculty and staff. In addition, the Master Plan would increase recreational facilities on the campus by construction of two additional physical education buildings. Therefore, no impacts to recreational resources would occur.

SECTION 6.0

CUMULATIVE IMPACTS

6.0 CUMULATIVE IMPACTS

Section 15355 of the State CEQA Guidelines defines cumulative impacts as "two or more individual effects, when considered together, are considerable or which compound or increase other environmental impacts." These individual effects may entail changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present and reasonable foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant impacts taking place over a period of time.

As required by Section 15130 of the State CEQA Guidelines, an EIR must address the cumulative impacts of a project when the project's incremental effect would be cumulatively considerable. Where a lead agency determines the project's incremental effect would not be cumulatively considerable, a brief description of the basis for such a conclusion must be included. The term "cumulatively considerable" means that the incremental effects of the individual project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects (State CEQA Guidelines Section 15065(c)).

This section addresses project-specific cumulative impacts resulting from implementation of the Grossmont College Master Plan.

6.1 PROJECTS EVALUATED FOR CUMULATIVE IMPACTS

Section 15130(b) of the State CEQA Guidelines requires that an evaluation of cumulative impacts include either:

1. A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or

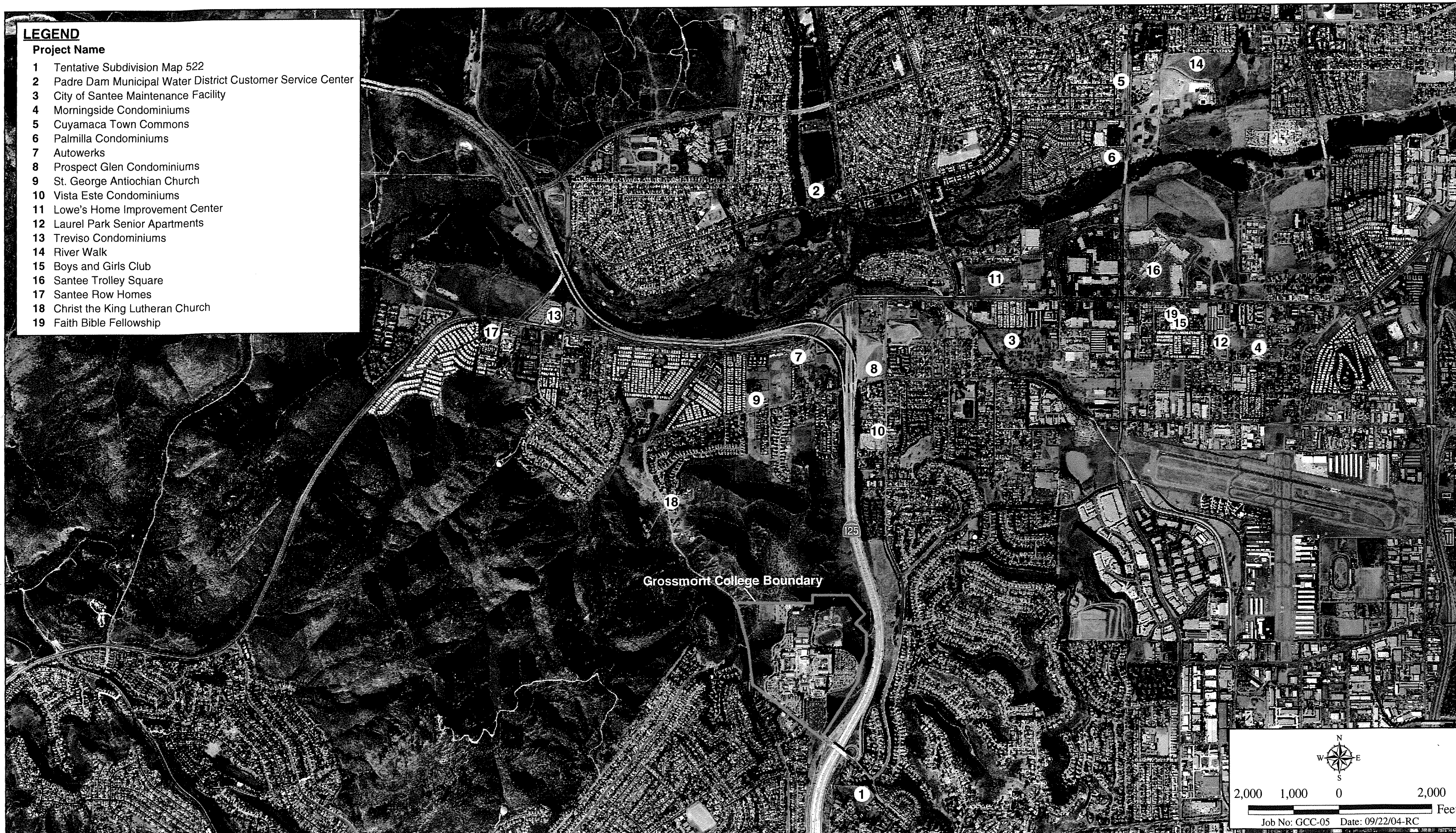
2. A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

This section examines the cumulative impacts of the Grossmont College Master Plan on a regional or local basis depending upon the nature of the impact. For the purpose of this cumulative impact analysis, buildout of the cities of El Cajon, Santee and San Diego (specifically the Navajo Community Planning area), pursuant to the respective City's general and community plans, have been assumed. The analysis of cumulative impacts associated with regional issues was based on regional plans and policies, such as the Regional Transportation Plan, the Circulation Element of applicable general and community plans, the Regional Air Quality Standards (RAQS) and anticipated growth of the entire San Diego region.

Specific projects evaluated in this cumulative impact analysis are summarized below in Table 6-1, *Cumulative Projects in the Grossmont College Study Area*, and their general locations in relation to Grossmont College are illustrated in Figure 6-1, *Cumulative Projects*. These projects provide a comprehensive list of projects that have been considered in this cumulative effects analysis.

Table 6-1
CUMULATIVE PROJECTS IN THE GROSSMONT COLLEGE STUDY AREA

Project Name	Description
Tentative Subdivision Map 522	17 single-family residential lots
Padre Dam Municipal Water District Customer Service Center	30,000 ft^2 customer service center and 18,500 ft^2 maintenance building
City of Santee Maintenance Facility	Approximately 20,000 ft^2 facility
Morningside	138 condominiums
Cuyamaca Town Commons	7-building office park encompassing 38,400 ft^2
Palmilla	33 condominiums
Autowerks	Approximately 47,000 ft^2 auto repair facility
Prospect Glen	48 condominiums
St. George Antiochian Church	Approximately 18,000 ft^2 sanctuary and 10,000 ft^2 social hall
Vita Este	33 condominiums
Lowes Home Improvement Center	Lowes and Kohls Department Store retail center
Laurel Park	133 senior apartments
Treviso	186 condominiums
River Walk	230 multi-family residential units
Boys and Girls Club	18,300 ft^2 indoor recreational facility
Santee Trolley Square	Retail village
Santee Row Homes	98 residential units
Christ the King Lutheran Church	18,000 ft^2 multi-purpose building
Faith Bible Fellowship	18,000 ft^2 building



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Cumulative Projects

GROSSMONT COLLEGE MASTER PLAN EIR

Figure 6-1

HELIX

In addition to the related development projects in the cities of El Cajon and Santee, the District approved a Master Plan for Cuyamaca College (Spencer/Hoskins Associates 2000b), which would expand its student facilities and increase enrollment to 15,000 students (from approximately 8,000 students). Although the Grossmont College campus is located over five miles northwest of the Cuyamaca College campus, it serves the same student population as Cuyamaca College since both campuses are located in the same community college district. At Cuyamaca College, the District plans to construct approximately 125,000 assignable square feet of new construction and 2,000 new parking spaces contained within 20 projects to accommodate the needs of the existing and future student population. The population increase is anticipated to occur within the same horizon period as the Grossmont College Master Plan (2015).

6.2 CUMULATIVE EFFECTS ANALYSIS

The environmental impacts resulting from implementation of the Grossmont College Master Plan with respect to aesthetics/visual quality, air quality, biological resources, cultural resources, geology/soils, noise, and paleontology (addressed in Section 4.0, *Environmental Analysis*) are considered potentially significant and, therefore, may contribute to cumulative impacts. Project impacts related to hydrology/water quality, population/housing, traffic and circulation, and utilities/service systems were assessed as less than significant; however, their incremental effect combined with the effects of the cumulative projects listed above could also contribute to cumulative impacts. The following discussion evaluates potential cumulative impacts associated with implementation of the Grossmont College Master Plan.

6.2.1 Aesthetics/Visual Quality

Implementation of the Master Plan, in conjunction with other related projects, would not result in cumulatively significant impacts on the aesthetics and visual quality of the area because all projects would undergo some form of design review either by the Division of the State Architect (for campus projects) or the City of El Cajon or Santee (for off-campus projects). The campus is visible from adjacent areas due to its location on top of a mesa. The Master Plan would not substantially alter the visual character of the general area because proposed development would be an extension of existing land uses. Additionally, development near the edge of the campus would include design elements that would minimize visual impacts. In general, the campus would not modify the most visible portions of campus from off-campus areas (i.e., the steep hillsides). In addition, most of the projects in the vicinity of the campus are not in close proximity and would be consistent with the underlying land use designations. Therefore, no cumulative aesthetic or visual quality impacts are expected.

6.2.2 Air Quality

In analyzing cumulative air quality impacts of a proposed project and related projects, the analysis must specifically evaluate the project's contribution to the cumulative increase in pollutants for which the San Diego Air Basin is listed as "non-attainment" for the State AAQS. A project that has a significant impact on air quality with regard to emissions of PM_{10}, NO_x and/or VOCs, as determined by screening criteria, would have a significant cumulative effect. In the event that direct impacts from a project are less than significant, a project may still have a cumulatively considerable impact on air quality if the emissions from the project, in combination with the emissions from other proposed or reasonably foreseeable future projects are in excess of screening levels, and the project's contribution accounts for a significant proportion of the cumulative total emissions.

The traffic impact analysis for the Master Plan (Katz, Okitsu & Associates 2003a) takes into account the additional traffic on the roadways due to planned or reasonably foreseeable projects in the campus vicinity. Based on that analysis and the air quality assessment contained in Section 4.2, *Air Quality*, the proposed Master Plan, in conjunction with other projects in the area, would not cause a degradation in LOS to E or worse to surrounding roadways or intersections. Therefore, emissions of carbon monoxide (CO) would be well below the ambient air quality standards for CO.

PM_{10} emissions associated with construction generally result in impacts that are close to the source. As shown in the construction emissions evaluation in Section 4.2, *Air Quality*, the emissions of PM_{10} from Master Plan construction projects would be below the significance levels with implementation of dust control measures. Because of the localized nature of PM_{10} impacts, and because not all of the past, present and reasonably foreseeable future projects would be graded at the same time as the construction projects on campus, the temporary PM_{10} impacts associated with construction would not be cumulatively significant. Furthermore, because of the project-related traffic would produce low emissions of PM_{10} (less than one percent of the daily and annual significance threshold), the Master Plan would not result in a cumulatively considerable net increase of PM_{10}.

With regard to cumulative impacts associated with ozone precursors, because operational emissions associated with the Master Plan would be below stated significance thresholds, implementation of the proposed Master Plan would not be expected to cause or contribute to a cumulative impact on ozone concentrations provided the project follows the strategies contained in the RAQS, which require regulated sources of ozone precursors to obtain permits and operate in compliance with the APCD's Rules and Regulations. No specific sources of ozone precursors are proposed at this time, therefore, no cumulatively significant impacts on the region's ability to attain state and federal air quality standards would occur.

6.2.3 Biological Resources

Implementation of the Master Plan, in conjunction with other projects in the area, would result in a reduction in undeveloped land containing native and non-native habitats. Specifically, construction of most projects proposed by the Master Plan would occur in already developed areas of campus where no sensitive biological resources exist. Three of the 22 future construction projects, specifically the Life Safety Rebuild of Main Entrances (project 6), the campus identification sign and a parking lot in the southeast canyon (project 9), would directly impact sensitive vegetation communities. The primary area to be impacted (southeast canyon) consists of an isolated canyon that is bounded by the developed campus to the north and west, Grossmont College Drive and residential land uses to the south, and State Route 125 to the east. Additional impacts may occur in the northeastern portion of campus if dirt is excavated for use as fill material for the parking lot and in the northeastern portion of campus associated with the campus identification sign. Construction of the Life Safety Rebuild of Main Entrances would impact Diegan coastal sage scrub, as well as non-native grassland. The loss of this habitat and habitat on other sites in the area would not be considered cumulatively considerable due to the generally isolated nature of these impact areas, their proximity to developed areas, and the fact that on-campus native vegetation in the northeastern and western hillsides would be preserved, which provides connectivity to higher value habitat to the north and west within Mission Trails Regional Park. Upon implementation of the Master Plan, a minimum of approximately 36 acres of the campus would be preserved as open space. Moreover, regional conservation planning efforts (i.e., the Multiple

Species Conservation Program [MSCP]) address the cumulative loss and preservation of biological resources within the region. The MSCP addresses the potential impacts of urban growth, natural habitat loss and species endangerment and creates a plan to mitigate for the potential loss of covered species and their habitats. Other off-campus projects in the area would be required to mitigate for habitat loss, pursuant to the MSCP. Approximately 50 acres of the Cuyamaca College campus is in the MSCP preserve, and includes Diegan coastal sage scrub among other habitats. The cities of El Cajon and Santee are participants in the MSCP, and the campus Master Plan is generally consistent with the City of El Cajon's draft Subarea Plan. Despite impacts, as noted above, to low quality habitat identified as preserve by the City of El Cajon, the preservation afforded by campus open space and the connectivity of that open space to off-campus preserve lands, as well as regional conservation planning efforts, would minimize cumulative effects of the project. For these reasons, cumulative impacts to biological resources would be less than significant.

6.2.4 Cultural Resources

Construction of projects proposed by the Master Plan and other off-campus projects could result in the potential loss of historic resources. Building renovation and/or demolition occurring during the latter years of the planning horizon (2014 and 2015) could potentially impact structures that would be at least 50 years old and subsequently, could be considered historic resources at that time. The prospective loss of historic resources represents a potentially significant impact and mitigation is required (refer to Section 4.4, *Cultural Resources*). Potential impacts to cultural resources resulting from any of the above-listed projects may occur. However, each project would be required to assess those impacts as part of their environmental review and mitigate for them. As a result, no cumulatively significant cultural resources impacts would occur.

6.2.5 Geology/Soils

The campus does not have any unique geologic features and would not result in significant direct impacts to regional geologic resources; thus, the Master Plan would not contribute to cumulative impacts related to geologic resources. Potential impacts from geologic hazards or short- and long-term erosion from the Master Plan or any of the cumulative projects would be mitigated by standard remedial grading measures, seismic safety building design and erosion control measures. In addition, each project, as with the proposed Master Plan, would be required to implement site-specific mitigation as necessary, such as temporary or permanent erosion control devices, which would reduce the potential for significant cumulative erosion impacts. As a result, no cumulatively significant geology impacts would occur.

6.2.6 Hydrology/Water Quality

The proposed Master Plan and other off-campus projects would not result in any significant impacts to local drainage patterns, runoff volumes or velocities. Specifically, existing drainage patterns within and from the campus would not be substantially altered, and post-development runoff from the campus would continue to flow into San Diego River. Runoff from the campus would be incrementally increased in volume over current flows, although no associated capacity or flooding impacts would result. A number of project design and Best Management Practices (BMPs) have been identified to further reduce impacts related to runoff volumes and velocities, including the use of energy dissipators at all discharge points. As with erosion and sedimentation impacts, each of the cumulative projects listed above would be required to implement, as necessary, specific site mitigation which would reduce the potential for significant cumulative drainage or hydrology impacts. Based on these conditions, no significant cumulative impacts related to local drainage patterns, runoff volumes or velocities are anticipated from project implementation.

A number of potentially significant water quality impacts related to the long-term generation of urban contaminants were identified for the proposed Master Plan. These impacts would be reduced below a level of significance through required conformance with existing regulatory guidelines (e.g., National Pollutant Discharge Elimination System [NPDES] permitting). Under these conditions, the generation and discharge of urban contaminants from the campus would be minimized, and the District is expected to meet all applicable regulatory requirements (including Regional Water Quality Control Board [RWQCB] Basin Plan water quality objectives). Accordingly, significant cumulative impacts associated with water quality are not anticipated from project implementation. Because the noted design and mitigation measures would not result in total removal of urban contaminants, the proposed Master Plan would potentially contribute to a cumulative reduction of regional water quality. Likewise, it can be expected that other projects in the same drainage basin would also contribute cumulative reduction in regional water quality. However, the level of such regional water quality effects would depend on factors such as the severity of impacts from individual sources, and the existing quality of receiving waters. Effectively quantifying and addressing potential cumulative impacts would entail both avoidance/mitigation of contaminant discharge at individual sources (i.e., as identified for the Master Plan), as well as monitoring and analysis of water quality cause and effect relationships on a regional scale. Thus, cumulative water quality impacts are considered to be significant but mitigated by compliance with the RWQCB Basin Plan objectives and the NPDES requirements.

6.2.7 Noise

It is feasible to expect that several projects proposed by the Master Plan could be constructed at the same time on campus. As discussed in Section 4.2, *Air Quality*, the peak construction scenario could include simultaneous construction noise being generated from Expanded Parking – Phase II, Science Building, Student Services Complex, New Performing Arts Center, and Renovation and Expansion of Exercise Science/Physical Education Facilities. The level of noise would vary, depending on the type of equipment in use and stage of construction. Off-campus construction projects could also occur during the same time period. However, due to their distance from the campus construction sites and intervening buildings and topography, it is unlikely that cumulative construction noise impacts would occur off campus. Cumulative construction noise effects on campus could be considered potentially significant due to proximity to classrooms and the Learning Resources Center (LRC). However, implementation of campus-wide noise mitigation by the District, as outlined in Section 4.7, *Noise*, on a project level would minimize the cumulative construction noise associated with campus development under the Master Plan. Cumulative noise impacts would be less than significant.

6.2.8 Paleontology

Paleontological resources can be present within geologic formations in the area, in particular, the Tertiary Mission Valley Formation, Tertiary Stadium Conglomerate and Tertiary Friars Formation. Although other projects in the area could disturb paleontological resources, their careful removal through construction monitoring imposed as site-specific mitigation, can contribute to the scientific knowledge base of the resources and would not result in their destruction. Therefore, cumulatively significant impacts related to paleontological resources are not expected.

6.2.9 Population/Housing

The Preliminary 2030 Cities/County Forecast (SANDAG 2002b) forms the basis of region-wide analysis and is hereby incorporated by reference, per State CEQA Guidelines Section 15150. This forecast indicates that the population for the San Diego region will grow at a rate of 15 percent between 2000 and 2010 and at a rate of 11.2 percent between 2010 and 2020. As noted in Section 4.9, *Population and Housing*, the proposed Master Plan would not directly increase population or housing in the area since no students live on the campus. The increase in student population anticipated by the District is a function of the population growth anticipated in the region as a whole and in particular within the communities that surround the Grossmont College campus. The same condition is true for the Cuyamaca College campus. Due to land limitations at Grossmont College, however, the District made a decision to direct the growth in the area to the Cuyamaca College campus by expanding and increasing its course offerings. The Master Plan for Cuyamaca College proposes the facilities necessary to accommodate the projected growth and re-directed growth from Grossmont College. Many of the projects proposed in the Grossmont College Master Plan are aimed at upgrading existing overburdened facilities rather than expanding course offerings. In any case, implementation of Master Plans at both the Grossmont and Cuyamaca college campuses would not result in cumulatively significant population and housing impacts because they would not induce growth through the removal of barriers or extension of services, nor would they displace any existing residences or people.

6.2.10 Traffic and Circulation

Project impacts on traffic in the vicinity of the campus are discussed in Section 4.10, *Traffic and Circulation*, of this report and in the traffic technical appendix (Katz, Okitsu & Associates 2003a). As noted in that section, implementation of the Master Plan would contribute to existing traffic congestion on off-campus roadways. The addition of project-generated traffic would not reduce the LOS at any study area roadway segment to unacceptable LOS. The project would contribute traffic to the one roadway segment (Highwood Drive between the campus entrance and Lake Murray Boulevard) that currently carries more traffic than its existing capacity and, therefore, operates at an unacceptable level of service (LOS). The segment of Highwood Drive would continue to operate at

LOS F under existing plus project and long-term conditions, but project-generated traffic would not increase the volume-to-capacity ratio in excess of the 0.02 threshold of significance. Thus, impacts to this roadway would not be considered significant on a project level, but would be cumulatively significant due to the project's contribution of traffic to an existing roadway operating at LOS F. The campus entrance improvements (project 6, Life Safety Rebuild of Main Entrances) proposed by the Master Plan would lessen the cumulative impacts to Highwood Drive by diverting trips from that roadway to the Grossmont College Drive/State Route 125 interchange; however, impacts would remain significant. There is no feasible mitigation to effectively reduce this impact to below a level of significance due to right-of-way restrictions. Thus, cumulative impacts to this roadway segment would be significant and unmitigable.

Implementation of the Master Plan would also exacerbate congested traffic conditions on freeways in the campus vicinity. Under existing plus project and long-term conditions, several freeway segments of Interstate 8, State Route 125, State Route 94 and State Route 52 would operate at unacceptable LOS E or F. Although the project's contribution of traffic on these freeway segments would not be considered significant on a project level, these same freeway segments would continue to operate at unacceptable levels with and without project traffic, which represents a cumulatively significant traffic impact. The District, however, is not responsible for mitigating these cumulatively significant impacts, since potential mitigation is out of the District's jurisdiction. Regional planning agencies (i.e., SANDAG, Caltrans) are addressing cumulative traffic conditions on the regional transportation network through implementation of the Regional Transportation Plan (Mobility 2030, SANDAG 2003). Despite these regional transportation planning efforts, cumulative impacts to freeways serving the area surrounding Grossmont College would be significant and unmitigable.

No cumulative parking impacts are anticipated since each project in the area and the campus would be responsible for providing parking in satisfaction of the need produced by the project.

6.2.11 Utilities/Service Systems

Implementation of the Master Plan would result in an incremental increase in demand for water and sewer service. Based on estimates from the campus's water and sewer service providers (Padre Dam Municipal Water District and City of El Cajon, respectively), sufficient capacity exists and no project or cumulative impacts to utility infrastructure servicing the campus and surrounding area would occur upon implementation of the Master Plan. Additionally, the San Diego County Water Authority (SDCWA) anticipates that water demands would be met through 2020 and water supplies will be sufficient during future single and multiple dry water years (SDCWA 2000), and Metropolitan announced that it expects to meet southern California's imported water demands for the next 20 years (Metropolitan 2003). Therefore, cumulative impacts to water and sewer services would not be significant. With regard to landfill capacity, there is unused permitted capacity at landfills in the area (Sycamore Canyon and Otay Annex) and the proposed Master Plan's contribution would be minor (less than one ton per day); therefore, cumulatively significant impacts would not occur.

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SECTION 7.0

ALTERNATIVES

7.0 ALTERNATIVES

In accordance with Section 15126.6(a) of the State CEQA Guidelines, an EIR shall describe "a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project" as well as provide an evaluation of "the comparative merits of the alternatives." "An EIR need not consider every conceivable alternative to the project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation."

This section provides potential alternatives to the proposed project and evaluates them as required by CEQA. Each major issue area included in the detailed impact analysis (see Section 4.0, *Environmental Analysis*, of this EIR) is included in the analysis of the alternatives. In accordance with CEQA Guidelines Section 15126.6(d), "the EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project." CEQA also requires EIRs to identify the environmentally superior alternative from among the alternatives (including the proposed project).

Implementation of the Master Plan would result in project-specific significant environmental effects on the following issues: aesthetics/visual quality, air quality, biological resources, cultural resources, geology/soils, noise and paleontology. All significant project-specific environmental effects would be mitigated to below a level of significance. Cumulatively significant and unmitigable impacts are anticipated with regard to traffic (specifically roadway and freeway segments).

The basic project objectives that these alternatives should strive to achieve are as follows:

- Develop new (approximately 100,000 assignable square feet) and renovated facilities, capital improvements and services that enable the campus to satisfy the needs of its existing student population and achieve its projected enrollment of 20,000 students contained in the *Educational Master Plan*.

- Renovate or replace buildings to improve existing degraded conditions and improve building efficiency.

- Develop an outstanding academic, administrative and physical environment.

- Site new buildings in locations that offer programmatic advantages due to proximity to related academic disciplines.

- Site and design facilities to enhance spatial development of the campus while maximizing use of limited land resources.

- Design new buildings compatible in scale and style with existing structures.

- Provide adequate accessibility for the disabled in new and renovated buildings.

- Provide improved vehicular access to, from and within the campus.

- Provide additional parking to accommodate existing demand and anticipated enrollment increases.

7.1 ALTERNATIVES CONSIDERED BUT REJECTED

7.1.1 Alternate Location

Off-site alternatives should be considered if development of another site is feasible and would avoid or substantially lessen the significant impacts of the proposed project (Section 15126.6(f)(2)(A) of the State CEQA Guidelines). Factors that need to be considered when identifying an off-site alternative include the project objectives, the size of the site, its location, the applicable land use designation and availability of infrastructure. Grossmont College is located within the City of El Cajon and is served by existing infrastructure. Undeveloped parcels designated for community college facilities are not located in the general vicinity, nor does the District own any property to construct facilities to accommodate the anticipated 2,000-student increase at Grossmont College. The District's other campus, Cuyamaca College, is located approximately five miles to the southeast, and the District approved a Master Plan at that campus that will provide new and expanded facilities for an additional 7,000 students. Redirecting anticipated enrollment growth at Grossmont College (2,000 students) to Cuyamaca College would shift project traffic to an area that experiences more congestion and consequently would worsen degraded traffic conditions on local roadways and intersections in the Cuyamaca College vicinity (KOA 2003b). Moreover, redirecting students to Cuyamaca College would not lessen cumulatively significant impacts to freeways because the same freeways are used for regional access to both campuses. An off-site alternative location is, therefore, rejected.

7.1.2 Phased Construction Alternative

Under the Phased Construction Alternative, only one proposed project would be constructed at any one time to reduce construction-related air quality emissions of fugitive dust (PM_{10}). This alternative, however, is infeasible because projects are generally constructed as program needs become evident and funding is secured. Funding for several of the proposed Master Plan projects has already been identified via bonds from the Proposition R bond measure that was approved in November 2002. Implementation of this alternative would result in the construction of proposed projects long after the need for such facilities is identified and the funding is available. In addition, construction of the proposed projects would extend well beyond the horizon year of the Master Plan (2015). Given these considerations, and the fact that this alternative would not meet the basic project objectives, the Phased Construction Alternative was rejected as infeasible.

7.2 NO PROJECT ALTERNATIVE

7.2.1 Description

Pursuant to Section 15126.6(e)(3)(B) of the State CEQA Guidelines, the No Project Alternative is the "circumstances under which the project does not proceed." The No Project Alternative assumes that the Master Plan would not be adopted, no expansion or remodel of the existing academic and student support uses would be implemented and no new parking lots/structures would be built on campus. Existing campus facilities at Grossmont College would not be retrofitted for code compliance and technology systems. Student enrollment would essentially be capped at 18,200 students under the No Project Alternative. Under this condition, student growth anticipated in the region would have to be accommodated at Cuyamaca College and the other campuses in the adjacent community college districts (i.e., Southwestern College, Mesa College or Miramar College). Because Cuyamaca College's ability to grow is essentially capped at 15,000 students by their Master Plan, many prospective students would have to travel to classes outside the District to satisfy their educational needs. The 1991 Master Plan in place at Grossmont College would be the comprehensive plan for guiding any student support facilities to serve the existing population.

7.2.2 Environmental Analysis

Aesthetics/Visual Quality

Under the No Project Alternative, no new buildings or parking lots/structures would be constructed on the campus. No changes to views, no loss of landscaping and mature trees and no increase in light and glare would be produced by this alternative. The visual character of the campus would not change under the No Project Alternative.

Air Quality

The No Project Alternative would avoid temporary emissions associated with campus construction projects. Significant impacts associated with PM_{10} emissions would not be produced by the No Project Alternative and mitigation would not be required to control fugitive dust. Emissions of ozone precursors would not increase since student enrollment and traffic volumes would not grow. Although not considered significant on a project or cumulative level, reduced traffic congestion in the area surrounding campus would also reduce emissions of CO at local intersections. The No Project Alternative would be consistent with the Regional Air Quality Strategy (RAQS) since no increase in mobile or stationary emissions would occur. The No Project Alternative would not impede the air basin from attaining the federal and state air quality standards.

Biological Resources

Under the No Project Alternative, the western, northern and eastern portions of the campus would continue to function as open space. The canyon area in the southeast portion of campus would continue to be preserved in its native state, as it would not be filled and developed as a surface parking lot. Since no new development would occur on campus, direct impacts to sensitive habitats (Diegan coastal sage scrub [including disturbed associations], baccharis scrub, southern mixed chaparral [including disturbed associations], scrub oak chaparral and non-native grassland) would not occur. Indirect impacts to the habitat preserved in the open space would continue since there are no measures in place to protect the resources. In addition, the No Project Alternative would avoid indirect construction-related impacts from construction and human activity.

Cultural Resources

Under the No Project Alternative, no existing structures would be renovated. Thus, potentially significant impacts related to loss of historic structures would not occur. Similar to the proposed Master Plan, the No Project Alternative would have no effects on cultural or archeological resources since none are present in the developable portions of campus.

Geology/Soils

No impacts from geologic hazards would occur under the No Project Alternative. In the absence of new construction, potentially significant impacts related to settlement and corrosion of new foundations and settlement would be avoided.

Hydrology/Water Quality

Under the No Project Alternative, the amount of impervious surfaces on the campus would not increase nor would runoff or run-on from the campus. Runoff quantities or velocities would not change and the existing campus storm drain system would not be expanded or modified to accommodate runoff. The Grossmont College campus would eventually be required to comply with the storm water pollution prevention planning (SWPPP) efforts identified for MS4s. However, if no new construction were proposed on the campus, then the construction-related NPDES requirements would not be needed. All existing sources of contaminates, such as parking lots and landscaping, would be controlled as part of the referenced SWPPP to be prepared and adopted by the District. No new sources would be developed.

Noise

The No Project Alternative would avoid potentially significant impacts from temporary construction noise on off-campus residential areas and on-campus noise sensitive uses, such as classrooms and the library. Mitigation would not be required for the No Project Alternative to minimize the construction noise impacts to these uses since no new construction would occur.

Paleontology

Potentially significant impacts to potential paleontological resources on the campus would be avoided by the No Project Alternative since no grading or excavation would occur into sensitive geologic formations (i.e., Tertiary Mission Valley Formation, Tertiary Stadium Conglomerate and Tertiary Friars Formation). The No Project Alternative would leave any and all resources on campus intact. Potential adverse effects from this alternative would be that the fossil resources would not be removed to enhance scientific knowledge.

Population/Housing

Although the population in the area surrounding the campus, and the District as a whole, is expected to grow, the No Project Alternative would not allow an increase in student enrollment at Grossmont College. No new construction labor, academic or staff jobs would be created by this alternative. The projected growth in regional population would still occur regardless if the campus were to be expanded. Similar to the proposed Master Plan, no impacts to population and housing would occur under the No Project Alternative since any campus construction would only accommodate, rather than trigger, population growth.

Traffic and Circulation

If enrollment is not increased and course offerings are not expanded, prospective students in the area would bypass the campus and drive to other community college campuses in the region. This condition would reduce traffic trips on roadway segments and intersections in the vicinity of campus, although a certain number of vehicles carrying students likely reside near Grossmont College and would still be on the regional roads traveling to the other campuses (particularly State Route 125 and Interstate 8). Consequently, less than significant traffic impacts would be further reduced. The campus would still contribute to significant cumulative impacts to freeways and one roadway segment (Highwood Drive) because future (long-term) traffic conditions without the project would be unacceptable. In terms of parking, no additional demand on parking would occur since there would not be an increase in student enrollment. Any existing deficiencies would be accommodated through the continued use of overflow parking in the soccer field, along the campus loop road, and off-campus at the adjacent church.

Utilities/Service Systems

By not increasing campus population, the No Project Alternative would not increase demand on water, wastewater and landfill capacity. However, existing demands on the utility systems would continue into the future. Because there is sufficient capacity in the regional landfill system, the No Project Alternative would not impact that service system.

7.2.3 Conclusion

The No Project Alternative would avoid impacts of the proposed Master Plan with respect to aesthetics/visual quality, air quality, biological resources, cultural resources, geology/soils, noise and paleontology. The No Project Alternative, however, would not allow the expansion of a community college campus to ameliorate existing deficient facilities and accommodate projected increases in campus population growth along with local population growth. Besides conflicting with the basic project objectives outlined above, the No Project Alternative would not assist the District in building more capacity into the existing facilities or upgrading or renovating existing degraded facilities.

7.3 EXPANDED PARKING STRUCTURES ALTERNATIVE

7.3.1 Description

The Expanded Parking Structures Alternative would entail the construction of larger parking structures on Lot 5 (project 14) and Lot 4 (project 20) than proposed to compensate for the loss of parking spaces in project 9, which would not be constructed under this alternative. The purpose of the Expanded Parking Structures Alternative would be to avoid or substantially lessen significant impacts to aesthetics/visual quality and biological resources associated with project 9. It is anticipated that the proposed parking structures on lots 4 and 5 would need to include an additional level (i.e., third or fourth) of parking to offset the loss of spaces in the proposed surface lot (project 9). Enrollment would continue to be capped at 20,000 students and all proposed construction projects, pursuant to the Master Plan, would be developed except for the proposed surface parking lot in the southeastern canyon (project 9).

7.3.2 Environmental Analysis

Because student enrollment would continue to be capped at 20,000 students and all proposed projects except for the surface parking lot in the southeastern canyon would be constructed, impacts associated with construction and development on campus under the Expanded Parking Structures Alternative would be the same as those identified under the proposed Master Plan. Thus, potentially significant impacts to air quality, cultural resources, geology/soils, noise, paleontology and traffic would occur under this alternative. Mitigation is available to reduce all of these impacts to less than significant levels, except for cumulative traffic. The following discussion, therefore, is limited to those issues that would be avoided or minimized under the Expanded Parking Structures Alternative.

Aesthetics/Visual Quality

Impacts to aesthetics would be substantially reduced under the Expanded Parking Structures Alternative. Under this alternative, the parking demand resulting from implementation of the Master Plan would be accommodated by parking structures in lots 4 and 5 and thus, filling the southeastern canyon to provide a surface parking lot (project 9) would not occur. This would substantially lessen the significant aesthetics impacts to the slopes within the canyon area and avoid impacts in the vicinity of the baseball field (fill would be cut from this area) that would occur under the proposed Master Plan. However, expanding the parking structures an additional level would result in three- to four-story structures, which would be larger in scale than existing or proposed buildings. Incorporation of additional architectural treatments would be required during the design process to ensure that the expanded parking structures would be compatible with existing and proposed buildings on campus. Incorporation of such treatments would reduce potentially significant impacts related to aesthetics/visual quality to below a level of significance.

Biological Resources

Under the Expanded Parking Structures Alternative, significant impacts to biological resources would be substantially lessened. Under this alternative, filling the southeastern canyon to provide a surface parking lot (project 9) would not occur. This would substantially lessen direct impacts to sensitive vegetation communities along the slopes within the canyon area and in the vicinity of the baseball field (if fill would be cut from this area) that would occur under the proposed Master Plan. Impacts to 0.1 acre of Diegan coastal sage scrub and 0.02 acre of scrub oak chaparral resulting from construction of the campus identification sign, and 0.1 acre of disturbed Diegan coastal sage scrub, less than 0.01 acre of Diegan coastal sage scrub and 0.2 acre of non-native grassland resulting from construction of the Life Safety Rebuild of Main Entrances (project 6) would still occur; however, these impacts would be mitigated through on-campus preservation of appropriate habitat.

7.3.3 Conclusion

As discussed above, the Expanded Parking Structures Alternative would substantially lessen potentially significant impacts related to aesthetics/visual quality and biological resources due to the elimination of the construction of the proposed surface parking lot in the southeastern canyon (project 9). This alternative would achieve the basic project objectives of satisfying the Educational and Facilities Master Plan and therefore is considered a potentially feasible alternative. However, the additional cost of constructing the taller parking structure(s) may be greater than the cost of constructing the parking lot, which may make it economically infeasible.

7.4 SUMMARY OF PROJECT ALTERNATIVES

Table 7-1, *Project Alternatives Summary of Impacts*, compares the significance of the potential impacts for the proposed project and for each of the alternatives considered in detail. The project alternatives discussed in this section reduce one or more significant environmental impacts anticipated as a result of the proposed project. Although the No Project Alternative would result in minimal environmental impacts, the State CEQA Guidelines require identification of an alternative other than the No Project Alternative as Environmentally Superior. Based on the following comparison, the Expanded Parking Structures Alternative would be considered the Environmentally Superior Alternative for its ability to substantially lessen project impacts on aesthetics/visual quality and biological resources and achieve more of the project objectives.

Table 7-1
PROJECT ALTERNATIVES
SUMMARY OF PROJECT IMPACTS[1]

Issue	Proposed Project	No Project Alternative	Expanded Parking Structures Alternative
Aesthetics/Visual Quality	SM	N	SM[2]
Air Quality	SM	N	SM
Biological Resources	SM	N	SM[2]
Cultural Resources	SM	N	SM
Geology/Soils	SM	N	SM
Noise	SM	N	SM
Paleontology	SM	N	SM
Traffic and Circulation[3]	SU	SU	SU

[1]Only the environmental effects found to be significant for the proposed project are included in this comparison matrix.
[2]The severity of this impact would be substantially less than the proposed project.
[3]Although no significant impacts related to traffic would occur on a project level, significant cumulative impacts were assessed.
SU=Significant and Unmitigable; SM=Significant but mitigable; LS=Less than significant; N=No impact.

SECTION 8.0

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8.0 REFERENCES

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SECTION 9.0

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9.0 INDIVIDUALS AND ORGANIZATIONS CONSULTED

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Section 10.0

CERTIFICATION/QUALIFICATION

10.0 CERTIFICATION/QUALIFICATION

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CEQA FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE GROSSMONT COLLEGE MASTER PLAN ENVIRONMENTAL IMPACT REPORT (SCH NO. 2003051078)

Statutory Requirements

Section 15091 of the California Environmental Quality Act Guidelines (State CEQA Guidelines) requires that no public agency shall approve or carry out a project for which an Environmental Impact Report (EIR) has been completed that identifies one or more significant effects thereof, unless such public agency makes one or more of the following findings of fact (Findings):

1. Changes or alterations have been required in, or incorporated into, the project, which avoid or substantially lessen the significant environmental effects thereof as identified in the completed EIR.

2. Such changes or alterations are within the responsibility and jurisdiction of another public agency, and such changes have been adopted by such other agency or can and should be adopted by such other agency.

3. Specific economic, legal, social, technological or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR.

CEQA also requires that the Findings made pursuant to Section 15091 shall be supported by substantial evidence in the record (Section 15091[b] of the State CEQA Guidelines). Under CEQA, substantial evidence means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts (Section 15384 of the State CEQA Guidelines).

CEQA further requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a Proposed Project against its unavoidable environmental effects when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a Proposed Project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable" (Section 15093 [a] of the State CEQA Guidelines). When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the Final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the Final

EIR and/or other information in the record. This Statement of Overriding Considerations shall be supported by substantial evidence in the record, and does not substitute for, and shall be in addition to, Findings required pursuant to Section 15091 (Sections 15093 [b] and [c]) of the State CEQA Guidelines.

Project Summary

The Proposed Project would involve adoption and implementation of a Master Plan for Grossmont College, a community college campus in the Grossmont-Cuyamaca Community College District (District). The Grossmont College Master Plan identifies the academic, administrative, recreation, circulation and parking facilities needed to accommodate a maximum enrollment of 20,000 students at Grossmont College through the year 2015 (an increase of approximately 2,000 students over present conditions) and is based on the Educational Master Plan developed for the campus. The Master Plan identifies 21 future construction and remodel projects proposed for development (and a campus identification sign) to accommodate the anticipated student enrollment growth of the campus. Projects include the construction and remodeling of academic and administrative buildings, physical education facilities, circulation and parking improvements, and renovation of existing buildings for code compliance and technology upgrades. Development of these projects would total a maximum of 100,000 assignable square feet (asf).

Findings

The District Governing Board, having reviewed and considered the information contained in the Final EIR, related documents, public comment and testimony and the record, finds that:

1. Changes or requirements have been incorporated into the project that avoid or substantially lessen the significant environmental effects of the project as identified in the completed EIR.

2. Specific economic, legal, social, technological or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR.

The following Findings are made relative to the conclusions reached in the Grossmont College Master Plan Final EIR and associated actions ("Proposed Project") (SCH No. 2003051078). The Final EIR is herein incorporated by reference. These Findings have been prepared pursuant to Section 21081 of the California Public Resources Code, the CEQA, and pursuant to Sections 15091 and 15093 of Title 14 of the California Code of Regulations (State CEQA Guidelines), which implement CEQA. Where finding "2" above applies, a Statement of Overriding Considerations has been prepared.

1. **Changes or alterations have been required in, or incorporated into the project which avoid or substantially lessen the significant environmental effects of the Proposed**

Project as identified in the Final EIR and as described below relative to aesthetics/visual quality, air quality, biological resources, cultural resources, geology/soils, noise and paleontology.

Changes or alternations in the Proposed Project have been identified as mitigation measures in the Final EIR. A Mitigation Monitoring Program will be adopted by the District to ensure implementation of the mitigation measures outlined below. The Facilities, Planning and Development staff will verify that all measures have been incorporated into project designs, plans and/or specifications prior to proceeding with project construction.

A. <u>**Aesthetics/Visual Quality**</u>

Impact 1.A1: The Proposed Project could result in a substantial adverse effect on a scenic vista, particularly the steep hillsides that flank the southeastern and northeastern areas of campus. This would be a significant impact.

Finding 1.A1: The District Governing Board finds that the project-related impacts to aesthetics/visual quality would be reduced to below a level of significance through the implementation of the following mitigation measure identified in Section 4.1 of the EIR:

> *MM 4.1-1*: Manufactured slopes required to construct the proposed parking lot in the southeastern portion of campus (project 9), as well as slopes created during cut of the slopes in the northeastern portion of campus, shall be contoured and undulating to conform with the existing topography, to the extent practicable, and shall be landscaped with native species consistent with those on existing adjacent slopes.

Impact 1.A2: The Proposed Project would create new sources of light or glare that would incrementally increase the ambient lighting on campus and its immediate environs, which could potentially affect day or nighttime views in the area, particularly at residential uses. This would be a significant impact.

Finding 1.A2: The District Governing Board finds that all project-related impacts to aesthetics/visual quality would be reduced to below a level of significance through the implementation of the following mitigation measures identified in Section 4.1 of the EIR:

> *MM 4.1-2*: The design of future construction projects shall minimize the use of reflective exterior building materials.
>
> *MM 4.1-3*: All proposed outdoor lighting shall be shielded and directed to minimize spillover onto adjacent residential and open space areas.

B. Air Quality

Impact 1.B1: Construction of projects proposed by the Master Plan would result in fugitive dust emissions, which exceed the significance criterion of 100 lbs/day. This would be a significant impact.

Finding 1.B2: The District Governing Board finds that all project-related impacts to air quality would be reduced to below a level of significance through the implementation of the following mitigation measure identified in Section 4.2 of the EIR:

MM 4.2-1: The construction contractor(s) shall incorporate, by contract specifications, the following fugitive dust control measures during construction activities:

- Multiple applications of water shall be applied during grading between dozer/scraper passes.
- Paving, chip sealing or chemical stabilization of internal roadways shall be implemented after completion of grading.
- Sweepers or water trucks shall be used to remove "track-out" at any point of public street access.
- Grading activities shall be terminated if wind speeds exceed 25 mph.
- Soil (or other material) storage piles shall be stabilized by chemical binders, tarps, fencing or other erosion control measures.

C. Biological Resources

Impact 1.C1: Implementation of the Master Plan would potentially directly impact five sensitive vegetation communities, including up to 0.3 acre of baccharis scrub, up to 10.8 acres of Diegan coastal sage scrub (including disturbed), up to 0.4 acre of scrub oak chaparral, up to 2.3 acres of southern mixed chaparral and 0.2 acre of non-native grassland. This would be a significant impact.

Finding 1.C1: The District Governing Board finds that all project-related impacts to biological resources would be reduced to below a level of significance through the implementation of the following mitigation measures identified in Section 4.3 of the EIR:

MM 4.3-1a: If Master Plan project 9 is constructed within the planning horizon of the Master Plan, impacts to 0.3 acre of baccharis scrub and 10.8 acres of Diegan coastal sage scrub shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 1.5:1 (average of 1:1 and 2:1), requiring on-campus preservation and off-campus acquisition (via purchase of mitigation credits in an approved mitigation bank or acquisition of a parcel containing appropriate acreage of habitat) of 0.4 acre of baccharis scrub and 16.2 acres of Diegan coastal sage scrub (including various associations). Mitigation requirements shall be satisfied through on-campus preservation of a minimum of 0.4 acre of baccharis scrub in the western slopes of campus, 2.8 acres of coastal sage-chaparral scrub in the western slopes of campus, 12.3 acres of Diegan coastal sage scrub in the western and northeastern slopes of campus; and purchase of mitigation credits or acquisition of 0.4 acre of Diegan coastal sage scrub.

MM 4.3-1b: If Master Plan project 9 is not constructed within the planning horizon of the Master Plan, impacts would occur to 0.2 acre of Diegan coastal sage scrub. Per an agreement between the District and the City of El Cajon, impacts to less than 0.01 acre (250 square feet) of Diegan coastal sage scrub and 0.1 acre of disturbed Diegan coastal sage scrub resulting from construction of project 6 is not considered significant and no mitigation is required. No such determination has been made for the remaining 0.1-acre impact to Diegan coastal sage scrub resulting from construction of the campus identification sign. If the District and the City of El Cajon conclude that this 0.1-acre impact to Diegan coastal sage scrub is not significant, no mitigation would be required. However, if this impact is considered significant, impacts to 0.1 acre of Diegan coastal sage scrub shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 1.5:1 (average of 1:1 and 2:1), requiring on-campus preservation of 0.2 acre of Diegan coastal sage scrub. Mitigation requirements shall be satisfied through on-campus preservation of a minimum of 0.2 acre of Diegan coastal sage scrub in the western, southeastern and northeastern portions of campus.

MM 4.3-2a: If Master Plan project 9 is constructed within the planning horizon of the Master Plan, impacts to 0.4 acre of scrub oak chaparral and 2.3 acres of southern mixed chaparral shall be mitigated, pursuant to NCCP Guidelines, at a minimum ratio of 1:1 with preservation of a minimum of 0.4 acre of scrub oak chaparral in the northern portion of campus and 2.3 acres of southern mixed chaparral in the western portion of campus.

MM 4.3-2b: If Master Plan project 9 is not constructed within the planning horizon of the Master Plan, impacts to less than 0.1 acre (0.02 acre) of scrub oak chaparral shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 1:1 with preservation of a minimum of 0.02 acre of scrub oak chaparral in the northern portion of campus.

MM 4.3-3: Impacts to 0.2 acre of non-native grassland shall be mitigated, pursuant to the NCCP Guidelines, at a minimum ratio of 0.5:1 through on-campus preservation of 0.1 acre equivalent Tier III habitat (southern mixed chaparral).

Impact 1.C2: Construction of the Life Safety Rebuild of Main Entrances (project 6), project 9 and/or the campus identification sign would potentially impact California gnatcatcher nesting habitat. This would be a significant impact.

Finding 1.C2: The District Governing Board finds that all project-related impacts to biological resources would be reduced to below a level of significance through the implementation of the following mitigation measure identified in Section 4.3 of the EIR:

> *MM 4.3-4*: If clearing, grading or construction for projects 6, 9 and/or the campus identification sign is planned to occur during the breeding season for California gnatcatchers (February 15 to August 30), pre-construction surveys, pursuant to the protocol survey guidelines established by the USFWS, shall be conducted no more than one year prior to construction by a qualified biologist in and adjacent to potential nesting habitat to be cleared to determine the presence or absence of gnatcatchers on campus. If there are no gnatcatchers nesting within this area, no further mitigation would be required and development would be allowed to proceed. If, however, any gnatcatchers are observed nesting within this area, no clearing or grading of occupied gnatcatcher habitat shall occur during the breeding season (February 15 to August 30).

***Impact 1.C3*:** Construction of projects proposed in the Master Plan would potentially impact raptor nesting habitat. This would be a significant impact.

***Finding 1.C3*:** The District Governing Board finds that all project-related impacts to biological resources would be reduced to below a level of significance through the implementation of the following mitigation measure identified in Section 4.3 of the EIR:

> *MM 4.3-5*: If removal of mature trees is planned to occur during the breeding season for raptors (February 1 through July 31), pre-construction surveys for active raptor nests shall be conducted no more than one year prior to construction by a qualified biologist within the potential nesting habitat to be cleared. If there are no raptors nesting within this area, no further mitigation would be required and development would be allowed to proceed. If an active raptor nest is found within this area, no clearing of active raptor nesting habitat shall occur during the breeding season (February 1 through July 31).

***Impact 1.C4*:** Construction of projects proposed in the Master Plan could potentially impact nesting avian species covered by the Migratory Bird Treaty Act. This would be a significant impact.

Finding 1.C4: The District Governing Board finds that all project-related impacts to biological resources would be reduced to below a level of significance through the implementation of the following mitigation measure identified in Section 4.3 of the EIR:

MM 4.3-6: If clearing, grading or construction of projects 6, 9 and/or the campus identification sign is planned to occur during the bird breeding season (February through August), pursuant to the Migratory Bird Treaty Act (MBTA), one pre-construction nesting bird survey shall be conducted no more than 30 days prior to construction by a qualified biologist in all breeding/nesting habitat within the limits of construction. If an active nest of a bird listed by the MBTA is observed, no clearing or grading shall occur until after the bird breeding season, or until a qualified biologist determines that nesting birds have fledged. A second survey shall be conducted 3 days prior to commencement of construction to confirm the results of the first survey.

Impact 1.C5: Construction of project 9 could potentially result in a substantial adverse effect on federally protected wetlands as defined by Section 404 of the federal Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. This would be a significant impact.

Finding 1.C5: The District Governing Board finds that all project-related impacts to biological resources would be reduced to below a level of significance through the implementation of the following mitigation measure identified in Section 4.3 of the EIR:

MM 4.3-7: Prior to construction of project 9, a formal jurisdictional wetland delineation shall be conducted by a qualified biologist to determine potential jurisdictional features of the baccharis scrub within the southeast canyon. If the delineation concludes that the baccharis scrub does not constitute a jurisdictional area, then no further mitigation would be required. If, however, the delineation identifies the baccharis scrub as jurisdictional, then the District shall obtain the required permit(s), pursuant to Section 404 of the federal Clean Water Act and/or Section 1602 of the California Fish and Game Code, prior to commencement of construction.

Impact 1.C6: Construction of project 6, project 9 and/or the campus identification sign could potentially result in significant indirect impacts to nesting California gnatcatchers and/or raptors due to construction noise. This would be a significant impact.

Finding 1.C6: The District Governing Board finds that all project-related impacts to biological resources would be reduced to below a level of significance through the implementation of the following mitigation measures identified in Section 4.3 of the EIR:

MM 4.3-8: If clearing, grading or construction for projects 6, 9 and/or the campus identification sign is planned to occur during the breeding season for California gnatcatchers (February 15 to August 30), pre-construction surveys, pursuant to the protocol survey guidelines established by the USFWS, shall be conducted no more than one year prior to construction by a qualified biologist within coastal sage scrub habitat within 500 feet of the limits of construction. If gnatcatchers are not observed within 500 feet of the limits of construction during the protocol surveys, no additional mitigation would be required and development would be allowed to proceed. If gnatcatchers are observed within the 500 feet, one of the following actions must occur: (1) development shall be postponed until after the breeding season; or (2) the District shall retain an acoustician to determine appropriate measures to reduce construction noise levels to less than 60 dB(A) L_{eq} at the edge of the occupied habitat. If ambient noise levels currently exceed 60 dB(A) L_{eq}, then noise attenuation measures shall be implemented to prevent construction noise from exceeding existing ambient levels during this period. Noise reduction measures may include operational adjustments (i.e., placing noisy equipment at greater distance from the habitat or shortening the operating period of noisy equipment) and/or installation of temporary noise barriers. If noise reduction measures are necessary, bi-weekly monitoring by the acoustician shall be conducted at the edge of occupied habitat to ensure that noise levels do not exceed 60 dB(A) L_{eq} (or increase ambient levels if existing noise levels in the habitat currently exceed 60 dB(A) L_{eq}). If the noise reduction measures are determined inadequate by the acoustician, then construction activities shall cease until such a time that adequate noise attenuation is achieved, or until after the breeding season.

MM 4.3-9: If clearing, grading or construction is planned to occur during the breeding season for raptors (February 1 through July 31), pre-construction surveys for active raptor nests shall be conducted no more than one year prior to construction by a qualified biologist in and adjacent to the construction area in potential nesting habitat within 500 feet of the limits of construction. If there are no raptors nesting within this area, no further mitigation would be required and development would be allowed to proceed. If any active raptor nests are found, one of the following actions must occur: (1) development shall be postponed until after the breeding season or until a qualified biologist determines that the nest is no longer active; or (2) construction activities shall remain a minimum distance of 500 feet from the active nest.

Impact 1.C7: Construction of project 6, project 9 and/or the campus identification sign could potentially result in significant indirect impacts to sensitive vegetation communities due to errant construction activities. This would be a significant impact.

Finding 1.C7: The District Governing Board finds that all project-related impacts to biological resources would be reduced to below a level of significance through the implementation of the following mitigation measures identified in Section 4.3 of the EIR:

MM 4.3-10: Prior to construction of the projects 6, 9 and/or the campus identification sign, the limits of construction shall be delineated with silt fencing/fiber rolls and orange construction fencing to ensure that construction activities remain within the defined limits of construction and avoid impacts to adjacent sensitive habitat areas. A qualified biologist shall inspect the fencing upon installation and shall monitor construction activities to avoid unauthorized impacts during grading.

D. Cultural Resources

Impact 1.D1: Implementation of the Master Plan could potentially impact historic structures due to proposed renovation and/or demolition of existing structures that will be 50 years or older in age in the year 2014 and beyond. This would be a significant impact.

Finding 1.D1: The District Governing Board finds that all project-related impacts to cultural resources would be reduced to below a level of significance through implementation of the following mitigation measure identified in Section 4.4 of the EIR:

MM 4.4-.1: Prior to commencement of renovation and/or demolition of existing campus buildings that were constructed in 1964, the District shall retain the services of a qualified architectural historian should the renovation and/or demolition be proposed to occur in the year 2014 and beyond to determine the historical significance of any structure to be renovated or demolished. If the architectural historian determines that the building is not historically significant, no further mitigation is required and renovation and/or demolition activities may commence immediately. If, however, the architectural historian determines that any structure(s) is significant, then the architectural historian, in consultation with the District, will identify appropriate measures to mitigate significant impacts. The District shall implement such measures (if required) prior to renovation and/or demolition activities.

E. Geology/Soils

Impact 1.E1: The campus could potentially contain corrosive soils. Associated potential impacts on underground structures are considered potentially significant. This would be a potentially significant impact.

Finding 1.E1: The District Governing Board finds that all project-related impacts to geology/soils would be reduced to below a level of significance through the implementation of the following mitigation measure identified in Section 4.5 of the EIR:

> *MM 4.5-1*: If deemed necessary by the project engineering geologist(s), site-specific geotechnical investigations conducted prior to all new construction proposed under the Master Plan shall include an investigation of potential corrosion hazards by a qualified corrosion engineer. The results of these analyses shall be incorporated into the final project design, as appropriate, to mitigate potential corrosion impacts, and may include (but not be limited to) measures such as: (1) excavation (or overexcavation) and treatment, and/or removal and replacement (i.e., with engineered fill) of corrosive materials; (2) use of non-corrosive and/or corrosion-resistant building materials in appropriate locations; and (3) installation of cathodic protection devices.

***Impact 1.E2*:** Surficial materials on campus could be susceptible to potential compression and settlement issues, resulting in a potentially significant geohazard impact. This would be a significant impct.

***Finding 1.E2*:** The District Governing Board finds that all project-related impacts to geology/soils would be reduced to below a level of significance through the implementation of the following mitigation measure identified in Section 4.5 of the EIR:

> *MM 4.5-2*: Site-specific geotechnical investigations conducted prior to all new construction proposed under the Master Plan in the existing fill deposits shown in Figure 4.5-1 of this EIR shall include a detailed investigation of potential settlement hazards by a qualified geotechnical engineer. The results of these analyses shall be incorporated into the final project design, as appropriate, to mitigate potential settlement impacts, and may include (but not be limited to) measures such as: (1) appropriate restrictions on placing oversize materials in fill deposits; (2) excavation (or overexcavation) and treatment (e.g., by compaction), and/or removal and replacement (i.e., with engineered fill) of unsuitable materials such as compressible fill prior to placing additional approved fill or structural loads; (3) use of appropriate composition, placement, compaction and moisture parameters (per ASTM standards) for all engineered fill; (4) scarification (if heavily disturbed), moisture conditioning (if necessary) and compaction of applicable formational deposits exposed during removal of unsuitable materials prior to placement of engineered fill (if applicable); (5) conformance with site-specific geotechnical recommendations on foundation/footing design and location; and (6) implementation of settlement monitoring programs for applicable sites if deemed appropriate by the project geotechnical engineer.

F. Noise

Impact 1.F1: Noise generated during construction activities would result in a temporary substantial increase in noise on the campus and at the existing residential uses to the south. Construction noise impacts on off-campus residential uses are considered potentially significant.

Finding 1F1: The District Governing Board finds that all project-related impacts to construction noise would be reduced to below a level of significance through the implementation of the following mitigation measure identified in Section 4.7 of the EIR:

MM 4.7-1: The District shall require by contract specifications incorporation of the following construction noise attenuation measures during construction activities:

- Construction equipment shall be properly maintained and equipped with noise mufflers or other noise-reduction devices to minimize construction noise.
- Stationary construction equipment (i.e., generators, pumps) shall be located, to the extent possible, a minimum of 100 feet from noise-sensitive land uses.
- Laydown and construction staging areas shall be located, to the extent feasible, a minimum of 100 feet from noise sensitive land uses.
- Construction activities shall be limited to the hours between 7:00 AM and 7:00 PM, Monday through Saturday. No construction shall occur on Sundays and legal holidays, except in the case of emergency, to minimize disruption to area residents and on-campus noise sensitive uses.
- Within 72 hours of the commencement of construction activities, the District shall notify in writing noise-sensitive uses (i.e., academic, administrative and residential areas) adjacent to construction activities of the construction activities, hours and duration, including a point of contact in which to report construction noise complaints.

G. Paleontology

Impact 1.G-1: Implementation of the Master Plan could result in potentially significant impacts related to disturbance of fossiliferous formations with high paleontological resource sensitivity. This would be a significant impact.

Finding 1.G1: The District Governing Board finds that all project-related impacts to paleontology would be reduced to below a level of significance through the implementation of the following mitigation measures identified in Section 4.8 of the EIR:

MM 4.8-1: If the site-specific geotechnical investigations to be conducted for new construction under the Master Plan determine that proposed excavation and grading activities may encounter previously undisturbed deposits of the Tertiary Stadium Conglomerate, Mission Valley Formation and/or Friars Formation, the District or project contractor shall implement a paleontological monitoring and recovery program consisting of the following:

- A qualified paleontologist will be retained to implement a paleontological monitoring and recovery program as a condition of the project construction contract. A qualified paleontologist is defined as an individual with an M.S. or Ph.D. in paleontology or geology who is a recognized expert in the identification and recovery of fossil materials.

- The qualified paleontologist will attend the project pre-construction meeting to discuss proposed grading plans with the project contractor(s). If the qualified paleontologist determines that proposed grading/excavation activities will likely extend to depths of 10 feet or more and include more than 1,000 cy of material within undisturbed portions of high sensitivity Jurassic metavolcanic or metasedimentary rocks, then monitoring will be conducted as outlined below.

- The project paleontologist or a paleontological monitor will be onsite during original cutting of the above noted geologic units. A paleontological monitor is defined as an individual who has experience in collection and salvage of fossil materials, and who is working under the direction of a qualified paleontologist. Monitoring of the noted geologic units will be at least half-time at the beginning of excavation, and will be either increased or decreased depending on initial results (per direction by the project paleontologist).

- In the event that well-preserved fossils are discovered, the project paleontologist will have the authority to temporarily halt or redirect construction activities in the discovery area to allow recovery in a timely manner (typically on the order of 1 hour to 2 days). All collected fossil remains will be cleaned, sorted, catalogued and deposited in an appropriated scientific institution such as the San Diego Museum of Natural History.

- A report (with a map showing fossil site locations) summarizing the results, analyses and conclusions of the above described monitoring/recovery program will be submitted to the District within three months of terminating monitoring activities.

2. Specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR to reduce the following significant traffic impacts:

A. <u>Infeasibility of Mitigation for Significant Unmitigated Impacts</u>

Traffic generated by the Proposed Project during implementation of the Master Plan would result in a cumulatively significant impact along one off-campus roadway segment that has right-of-way limitations, specifically Highwood Drive (between the campus entrance and Lake Murray Boulevard). The Proposed Project would contribute traffic to this segment of Highwood Drive that currently carries more traffic than its existing capacity. In the long-term, this segment of Highwood Drive would continue to operate at substandard level of service. Impacts to Highwood Drive would not be considered significant on a project level, but would be cumulatively significant due to the Proposed Project's contribution of traffic to an existing substandard roadway. Implementation of the Proposed Project, specifically the Life Safety Rebuild of Main Entrances project, would lessen the cumulative impact to Highwood Drive by diverting trips from that roadway to the Grossmont College Drive/State Route 125 interchange through proposed circulation improvements; however, impacts would remain significant due to its existing degraded condition. There is no feasible mitigation to effectively reduce this impact to below a level of significance due to right-of-way restrictions. Obtaining right-of-way to further widen the impacted roadway would either displace or likely substantially impact existing residences adjacent to the roadway. Further, the District is without statutory authorization to fund off-site traffic improvements, and to do so would constitute an impermissible gift of public funds (see Government Code Section 54999.1[d], *San Marcos Water District v. San Marcos Unified School District* [1986] 42 Cal. 3d 154; California Const., art. XVI, Section 6 and *City of Marina v. Bd. of Trustees of the Cal. State Univ.* [2003] 109 Cal. App. 4th 1179). Therefore, implementation of the Proposed Project would result in a significant unmitigable impact on a cumulative level to Highwood Drive.

Implementation of the Proposed Project also would exacerbate congested traffic conditions on several freeway segments of Interstate 8, State Route 125, State Route 94 and State Route 52 in the campus vicinity that currently operate at substandard levels of service. Although the project's contribution of traffic on these freeway segments would not be considered significant on a project level, these same freeway segments would continue to operate at unacceptable levels with and without project traffic, which represents a cumulatively significant traffic impact. The District, however, is not responsible for mitigating these cumulatively significant impacts, since potential mitigation is out of the District's jurisdiction and beyond the scope of the proposed Master Plan to resolve. Moreover, as previously stated, the District does not have the legal authority to even fund a proportional share of any off-campus improvements. Regional public agencies (i.e., SANDAG, Caltrans) are addressing cumulative traffic conditions on the regional transportation network through implementation of the Regional Transportation Plan (SANDAG's Mobility 2030). Despite these regional transportation planning efforts, cumulative impacts to freeways serving the area surrounding Grossmont College would be significant and unmitigable.

In summary, one roadway segment and several freeway segment impacts would occur with or without the implementation of the proposed Master Plan. Impacts cannot be fully mitigated for the following reasons: 1) insufficient right-of-way exists to further widen the affected roadway segment (i.e., Highwood Drive) and 2) improvements are outside of the District's jurisdiction and beyond the scope of the proposed Master Plan to resolve. Further, right-of-way acquisition cannot be the sole financial responsibility of a single project or entity, particularly when the impacts are off campus and cumulative in nature. The costs for right-of-way acquisition and improvements needed to increase capacity at the affected roadway would likely be substantial and, as noted above, the District does not have the legal authority to expend public funds on off-campus improvements. Therefore, specific economic and legal considerations make the mitigation measures infeasible. Significant unmitigable traffic impacts would occur due to implementation of the Master Plan and a Statement of Overriding Considerations is required.

Finding: Pursuant to the Section 21081(a)(3) of the California Public Resources Code and Section 15091(a)(3) of the State CEQA Guidelines, the District Governing Board hearby finds that there are no other feasible mitigation measures that would mitigate the cumulative traffic impacts of the Proposed Project to below a level of significance. The District Governing Board has determined that this impact is acceptable because of specific overriding considerations and benefits of the project which outweigh the significant effects on the environment as outlined in the attached Statement of Overriding Considerations.

B. Infeasibility of Project Alternatives to Reduce or Avoid Significant Impacts

Because the Proposed Project will potentially cause unavoidable, significant environmental effects, as stated above, the District must consider the feasibility of any environmentally superior alternatives. The District evaluated in the EIR whether one or more of the project alternatives could avoid or substantially lessen the project's unavoidable, significant environmental effects on traffic. The EIR examined a reasonable range of alternatives to the Proposed Project pursuant to Section 15126 of the State CEQA Guidelines to determine whether any of alternatives could meet the project objectives, while avoiding or substantially lessening significant, unavoidable impacts. The following are the basic project objectives of the Grossmont College Master Plan that the merits of the project alternatives were weighted against:

- Develop new (approximately 100,000 assignable square feet) and renovated facilities, capital improvements and services that enable the campus to satisfy the needs of its existing student population and achieve its projected enrollment of 20,000 students contained in the Educational Master Plan.

- Renovate or replace buildings to improve existing degraded conditions and improve building efficiency.

- Develop an outstanding academic, administrative and physical environment.

- Site new buildings in locations that offer programmatic advantages due to proximity to related academic disciplines.

- Site and design facilities to enhance spatial development of the campus while maximizing use of limited land resources.
- Design new buildings compatible in scale and style with existing structures.

- Provide adequate accessibility for the disabled in new and renovated buildings.

- Provide improved vehicular access to, from and within the campus.

- Provide additional parking to accommodate existing demand and anticipated enrollment increases.

The project alternatives described in the EIR, including, but not limited to the environmentally superior alternative, are infeasible because they: 1) do not meet the basic project objectives, 2) would not eliminate the significant and unavoidable traffic impacts of the Proposed Project, or 3) are financially or physically impractical. A discussion of the reasons for their infeasibility is presented below.

<u>No Project Alternative</u>

This alternative assumes the Master Plan would not be adopted, no expansion or remodel of the existing academic and student support uses would occur and no new parking lots/structures would be constructed. Existing campus facilities would not be retrofitted for code compliance and technology system upgrades. Student enrollment would be capped at 18,200 and student growth in the District would be accommodated at Cuyamaca College and other campuses in the adjacent community college districts. Because Cuyamaca College's ability to grow is essentially capped at 15,000 students by their Master Plan, many prospective students would have to travel to classes outside the District to satisfy their educational needs.

Finding: The District Governing Board finds, pursuant to the Section 21081(a)(3) of the California Public Resources Code, that specific economic, legal, social, technological or other considerations, including the provision of employment opportunities for highly trained workers, make infeasible the No Project Alternative identified in the Final EIR.

Facts in Support of Finding: Although this alternative might lessen some significant project impacts to traffic by eliminating future vehicular trips, it would not eliminate the campus' contribution to existing traffic conditions along off-campus roadways freeway segments, which in some locations are unacceptable and would still lead to cumulatively significant impacts. The cumulative traffic impacts are expected regardless if the Proposed Project is implemented due to community buildout and population growth. The No Project Alternative would avoid significant (but mitigable) project impacts to aesthetics/visual quality, air quality, biological resources, cultural resources, geology/soils, noise (construction) and paleontology. The No Project Alternative, however, would not attain any of the basic project objectives, including the development of facilities designed to allow the campus to enroll 20,000 students as planned in the Educational Master Plan for Grossmont College. Therefore, the No Project Alternative is found to be infeasible and is rejected in favor of the Proposed Project.

<u>Expanded Parking Structures Alternative</u>

The Expanded Parking Structures Alternative would entail the construction of larger parking structures on Lot 5 (project 14) and Lot 4 (project 20) than proposed to compensate for the loss of parking spaces in project 9, which would not be constructed under this alternative. The purpose of the Expanded Parking Structures Alternative would be to avoid or substantially lessen significant impacts to aesthetics/visual quality and biological resources associated with project 9. The proposed parking structures on lots 4 and 5 may need to include an additional level of parking to offset the loss of spaces in the proposed surface lot (project 9). Enrollment would continue to be capped at 20,000 students and all proposed construction projects, pursuant to the Master Plan, would be developed except for the proposed surface parking lot in the southeastern canyon (project 9).

Finding: The District Governing Board finds, pursuant to the Section 21081(a)(3) of the California Public Resources Code, that specific economic, legal, social, technological or other considerations, including the provision of employment opportunities for highly trained workers, make infeasible the Expanded Parking Structures Alternative identified in the Final EIR.

Facts in Support of Findings: The Expanded Parking Structures Alternative would substantially lessen potentially significant impacts related to aesthetics/visual quality and biological resources due to the elimination of the construction of the proposed surface parking lot in the southeastern canyon (project 9), but would not avoid significant cumulative traffic impacts to off-campus roadway and freeway segments. This alternative would achieve the basic project objectives of satisfying the Educational and Facilities Master Plan; however, the additional cost of constructing larger parking structures may make it economically infeasible. Moreover, the parking facilities proposed under the Master Plan would accommodate required parking associated with buildout of the proposed Master Plan. Therefore, the Expanded Parking Structures Alternative is found to be infeasible and is rejected in favor of the Proposed Project.

Legal Effects of Findings

To the extent that these Findings conclude that the proposed mitigation measures outlined in the Final EIR are feasible and have not been modified, superceded or withdrawn, the District hereby commits to implementing 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 Governing Board adopts a resolution approving the project. The mitigation measures are referenced in the Mitigation Monitoring Program adopted currently with these Findings and will be implemented through the process of planning, constructing and operating the Proposed Project.

Statement of Overriding Considerations

The District Governing Board, having made the Findings contained herein, hereby adopts this Statement of Overriding Considerations pursuant to State CEQA Guidelines Section 15093. The District Governing Board has adopted all feasible mitigation measures with respect to these impacts that are permissible by law. The District Governing Board also has examined a reasonable range of alternatives to the project, none of which meet the basic project objectives and are environmentally preferable to the Proposed Project.

The District Governing Board, after balancing the specific economic, legal, social, technological, and other benefits of the project against its unavoidable environmental impacts, determines that the unavoidable adverse environmental effects may be considered "acceptable" due to the following specific considerations, which collectively are sufficient to outweigh the unavoidable, adverse environmental impacts of the Proposed Project.

To the extent the significant effects described above are not avoided or substantially lessened to a level of insignificance, the District Governing Board has balanced the benefits of the Proposed Project against the unavoidable environmental effects which remain and finds such unmitigated effects to be acceptable in view of the following reasons or overriding considerations as authorized by the State CEQA Guidelines, Section 15093:

1. Implementation of the Grossmont College Educational Master Plan

   The Proposed Project would implement the District's Education Master Plan required by the State Chancellor's Office. The plan reflects the District's goals to expand the comprehensiveness and appropriateness of the course offerings and improve the quality of campus student life, thus capturing more existing and future students that are currently or would be bypassing Grossmont College to attend other campuses to satisfy their general education needs. This would benefit students in the local community served by providing more economical educational opportunities, expanding the educational offerings through construction of new facilities and providing conveniently located educational opportunities by reducing student travel distances to required classes.

2. Increased Employment Opportunities

   The Proposed Project would generate approximately 2,000 temporary construction jobs and approximately 75 permanent jobs over an approximately 15-year period.

3. Increased Sales Tax Revenue

   The project also would generate approximately $1.5 million in construction period sales tax revenue associated with construction materials purchases.

4. Establish a Framework for the Expenditure of Proposition R Funds

The Proposed Project will facilitate the orderly expenditure of approximately $200 million of bond money specifically raised through voter approval of Proposition R to fund facilities and improvements at Grossmont College. An additional approximately $100 million of State matching funds would also be spent on campus.

5. Revitalization of Campus Facilities

   The Proposed Project would allow the development of new academic space, administrative space, recreational facilities, circulation improvements and parking facilities, and the remodel/renovation of older, outdated academic buildings, which would revitalize the campus and make it more attractive to prospective students, faculty and the local community.

6. Implementation of Code Improvements

   The Proposed Project would allow the District to implement State Building Code compliance measures on existing facilities to improve safety, function and usability of existing older structures and facilities, including providing better access for disabled students, educators, administrators and visitors.

7. Inability of District to Fund Off-campus Traffic Improvements

   The District is without statutory authorization to fund any off-campus traffic improvements and to do so could constitute an impermissible gift of public funds (see Government Code section 54999.1[d], *San Marcos Water District v. San Marcos Unified School District* [1986] 42 Cal. 3d 154; California Const., art. XVI, Section 6 and *City of Marina v. Bd. of Trustees of the Cal. State Univ*. [2003] 109 Cal. App. 4th 1179).

For the above seven reasons, the District Governing Board finds there are economic, legal, social, technological and other considerations resulting from the Proposed Project that serve to override and outweigh the project's unavoidable significant environmental effects, and thus, the adverse unavoidable effects are considered acceptable.