HELIX
Environmental Planning

Cuyamaca College Facilities Master Plan Update

Addendum No. 1 to the Final Environmental Impact Report State Clearinghouse No. 2003051013

February 2019

Prepared for:

Grossmont-Cuyamaca Community College District
8800 Grossmont College Drive
El Cajon, CA 92020

Prepared by:

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
La Mesa, CA 91942

CUYAMACA COLLEGE
FACILITIES MASTER PLAN UPDATE

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1.0 PROJECT BACKGROUND

Within the 1,138-square mile service area of the Grossmont-Cuyamaca Community College District (District), the District provides post-secondary educational opportunities to East County residents at its two community colleges: Cuyamaca College and Grossmont College. Since adopting its 2003 Facilities Master Plan for the Cuyamaca College campus in 2004, the District has implemented a number of campus construction projects identified in the Master Plan, using funds from the State as well as Proposition R—a local bond measure passed by East County voters in 2002. At the same time, over the years since adoption of the 2003 Master Plan, the District has observed slowing in the pace of enrollment growth. Such observations lead the District to conduct new enrollment forecasting, and a subsequent determination that an update to its 2003 Master Plan is needed to meet the campus' needs into the future in light of the slowed growth. As such, the District developed a new educational master plan which lead to an update to the previous Master Plan (now renamed the Facilities Master Plan). In addition, a new bond measure was passed in November 2012 (Proposition V) to fund the continued construction of improvements at both campuses within the District. The resulting 2013 Facilities Master Plan translated the District's updated priorities for student learning into more current recommendations for the development, renovation, and replacement of campus facilities in response to slowed enrollment growth and available funding from Proposition V (as supplemented by State funds).

Although a number of campus projects identified in the Cuyamaca College 2003 Facilities Master Plan were deferred to the 2013 Facilities Master Plan due to lack of funding, they now are eligible to move forward in light of the additional bond funds from Proposition V. These bond funds also have provided the District an opportunity to add additional projects to the 2013 Facilities Master Plan to address the revised campus enrollment forecast and new needs that have emerged over the past several years. As revised, campus enrollment is predicted to be far less than the ultimate enrollment population of 15,000 students identified in the 2003 Facilities Master Plan and its 2004 certified Final Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2003051013). Specifically, the ultimate enrollment population of the campus to occur through the planning period is now projected at approximately 11,150 students, which represents a 3,850-student reduction from levels projected in the 2004 EIR, during the multi-decade implementation of the 2013 Facilities Master Plan. Further details of the revised enrollment assumptions are provided below under *Project Description*.

The Facilities Master Plan Update (Project; HMC Architects 2013, as revised in 2018 by Gensler) contains revisions to the adopted 2003 Master Plan for the Cuyamaca College campus and presents a comprehensive land use and facilities plan that provides an updated framework for the physical development of the campus. The Facilities Master Plan Update identifies eight construction projects on the Cuyamaca College campus, in addition to a number of campus-wide improvements. The revised Project responds to the changed enrollment conditions, circumstances, and priorities for campus development that have occurred since adoption of the current (2003) Master Plan, as touched on above. Based on the foregoing, all of the funded facilities would replace or modernize existing outdated facilities and serve the existing and future campus population. Due to the substantially lower enrollment now projected for the campus, no expansion of classroom space is proposed under the 2013 Facilities Master Plan Update.

The District determined as the Lead Agency under the California Environmental Quality Act (CEQA), that the Facilities Master Plan Update (Project) does not trigger the need for supplemental or subsequent review under Section 15162 of CEQA Guidelines, as detailed below. Therefore, the 2013 Facilities Master

Plan Update is the subject of this Addendum, prepared pursuant to Section 15164 of the State CEQA Guidelines.

The CEQA Guidelines Section 15164 requires either the Lead Agency or a Responsible Agency to prepare an Addendum to a certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 of the State CEQA Guidelines calling for preparation of a subsequent environmental document have occurred (refer to the discussion below regarding criteria described in Section 15162). The purpose of this Addendum is to document how no new significant impacts, nor a substantial increase in the severity of impacts, would result from the Project as described in the 2004 Cuyamaca College Master Plan EIR (hereafter "2004 EIR") and this Addendum.

1.1 CEQA REQUIREMENTS

An Addendum to an EIR is appropriate under State CEQA Guidelines Sections 15162 and 15164 for projects where there are no substantial changes to the project, or in circumstances surrounding the project, and where the project would not have new significant impacts or substantially more severe impacts than those disclosed in the previously certified EIR. Sections 15162 and 15164 of the State CEQA Guidelines state that an Addendum to a previously certified EIR can be prepared for a project if the criteria summarized below are satisfied:

- **No Substantial Project Changes**. There are no substantial changes proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- **No Substantial Change in Circumstances**. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- **No New Information of Substantial Importance**. There is no new information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, which shows any of the following: the project will have one or more significant effects not discussed in the previous EIR; significant effects previously examined will be substantially more severe than shown in the previous EIR; mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

An Addendum need not be circulated for public review but can be included in or attached to the adopted EIR. The decision-making body shall consider the Addendum with the adopted EIR prior to making a decision on the project.

None of the conditions identified in State CEQA Guidelines Section 15162(a) would occur with implementation of the Cuyamaca College 2013 Facilities Master Plan Update because:

a) The revisions to the Project evaluated in the 2004 EIR, as described in Section 2.0, *Project Description*, of this Addendum, are relatively minor in nature and would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The revisions include modifications to the locations, sizes, and/or configurations of new buildings and renovations, as well as removal of several projects that are no longer being implemented by the campus. These revisions to the Project would not result in any new significant environmental impacts or substantial increase in the severity of previously identified significant impacts (refer to the *Environmental Analysis* section for details regarding the impacts associated with the Project revisions). Further, the predicted decrease in student enrollment from levels previously anticipated in the prior EIR and described in this Addendum would result in a scaling back of the proposed Master Plan facilities and population-driven impacts and, therefore, fewer effects associated with its implementation.

b) While some circumstances and existing conditions surrounding the Project have changed from those described in the 2004 EIR, the changes relate mostly to student enrollment rates and updates to the baseline conditions. As such, the changes would result in construction of fewer new Master Plan facilities, rather than increases in construction and potentially associated new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Notably, no increase or expansion of classroom capacity is proposed under the 2013 Facilities Master Plan Update. In addition, some of the projects listed in the 2004 EIR already have been constructed while others have been revised or removed from the Master Plan due to changes in priorities and funding, including a statewide focus on student completions rather than growth. Nonetheless, existing conditions on and surrounding the project site (i.e., those not related to student enrollment) generally remain as described in the 2004 EIR or not substantially different from those described in that document. Therefore, any changes in circumstances or conditions that have occurred would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

c) There is no new information of substantial importance. There is no information available that indicates that the Project would result in significant effects that were not addressed in the previous EIR or a substantial increase in the severity of previously identified significant effects; or that mitigation measures or alternatives are available and feasible that would substantially reduce one or more significant effects on the environment.

2.0 PROJECT DESCRIPTION

2.1 ENVIRONMENTAL SETTING

Cuyamaca College is located approximately three miles east of the communities of Spring Valley and Casa de Oro and five miles south of the City of El Cajon, in the County of San Diego. The approximately 165-acre campus is sited in a gently sloping bowl or shallow valley which is rimmed by steep hillsides, with those to the north and west being largely undeveloped. The southern campus boundary is adjacent to Jamacha Road while the campus' eastern boundary immediately abuts Fury Lane. Preserved open

space associated with the County's Multiple-Species Conservation Program (MSCP) surrounds the campus to the north and west, with the boundaries of the campus also encompassing some of this open space (referred to herein as "nature preserve") (Figures 1, *Regional Location Map*, and 2, *Project Vicinity Map*). Section 2.0 of the 2004 EIR describes the campus property and surrounding land uses, which have not substantially changed since that previous CEQA document was certified. The most notable changes would be to the surrounding roadway network, wherein numerous improvements have been made following certification of the 2004 EIR and which were partially funded by a $874,000 payment made by the District into the County of San Diego's Traffic Impact Fee (TIF) Program.

2.2 PROJECT DESCRIPTION

2.2.1 Master Plan Revisions

This Addendum addresses proposed revisions to the projects described in the 2003 Master Plan and analyzed in the 2004 EIR. As shown in Table 1, *Proposed Revisions to 2003 Facilities Master Plan*, many of the original projects have been completed since certification of the 2004 EIR, others have been revised or scaled back, several have been removed entirely from the plan, and four projects/ infrastructure upgrades have been added to the Project since the 2003 Master Plan was approved. The projects remaining as proposed on the revised Master Plan list are either replacement structures (new construction), or renovations/relocations of existing structures or facilities that currently exist on campus. Figure 3, *Recommended Facilities Plan*, shows the proposed Cuyamaca College Facilities Master Plan Update (as of 2018), including areas with existing buildings, proposed renovations, and proposed new construction. Due to the lowering of enrollment projections described herein, and the associated statewide focus on student completions rather than growth, no new classroom capacity would be added to the campus as part of the revised Project. Accordingly, many projects that previously would have served to expand the campus' enrollment capacity were unfunded and eliminated from the plan subsequent to certification of the 2004 EIR.

The maximum anticipated enrollment at Cuyamaca College of 15,000 students identified in the 2003 Master Plan and analyzed in the 2004 EIR has since been reduced. Campus enrollment fluctuated between approximately 8,000 in 2003 and 9,330 in 2010. By 2012, campus enrollment was predicted to continue to grow at a much slower pace than anticipated under the 2003 Master Plan. During the 2017-2018 school year, the campus enrolled approximately 9,600 students, which is significantly below the maximum enrollment of 15,000 anticipated in the 2004 EIR. Accordingly, the long-term enrollment goal for the campus has been significantly adjusted and now stands at approximately 11,150 students. This represents 3,850 fewer students than anticipated in the 2003 Master Plan and evaluated in the 2004 Final EIR.

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Regional Location Map

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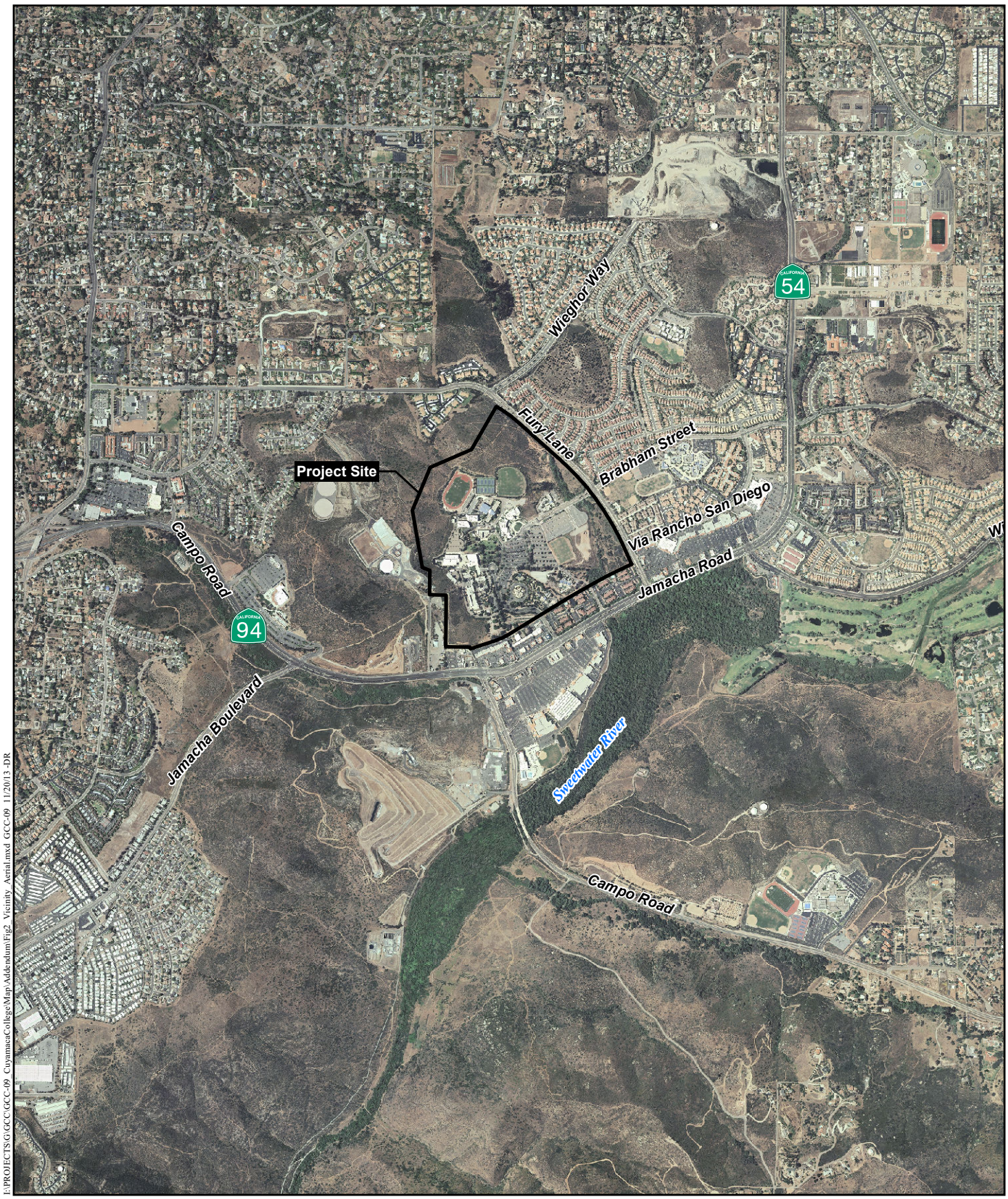
N

0 8 Miles

Figure 1



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Project Vicinity Map (Aerial Photograph)

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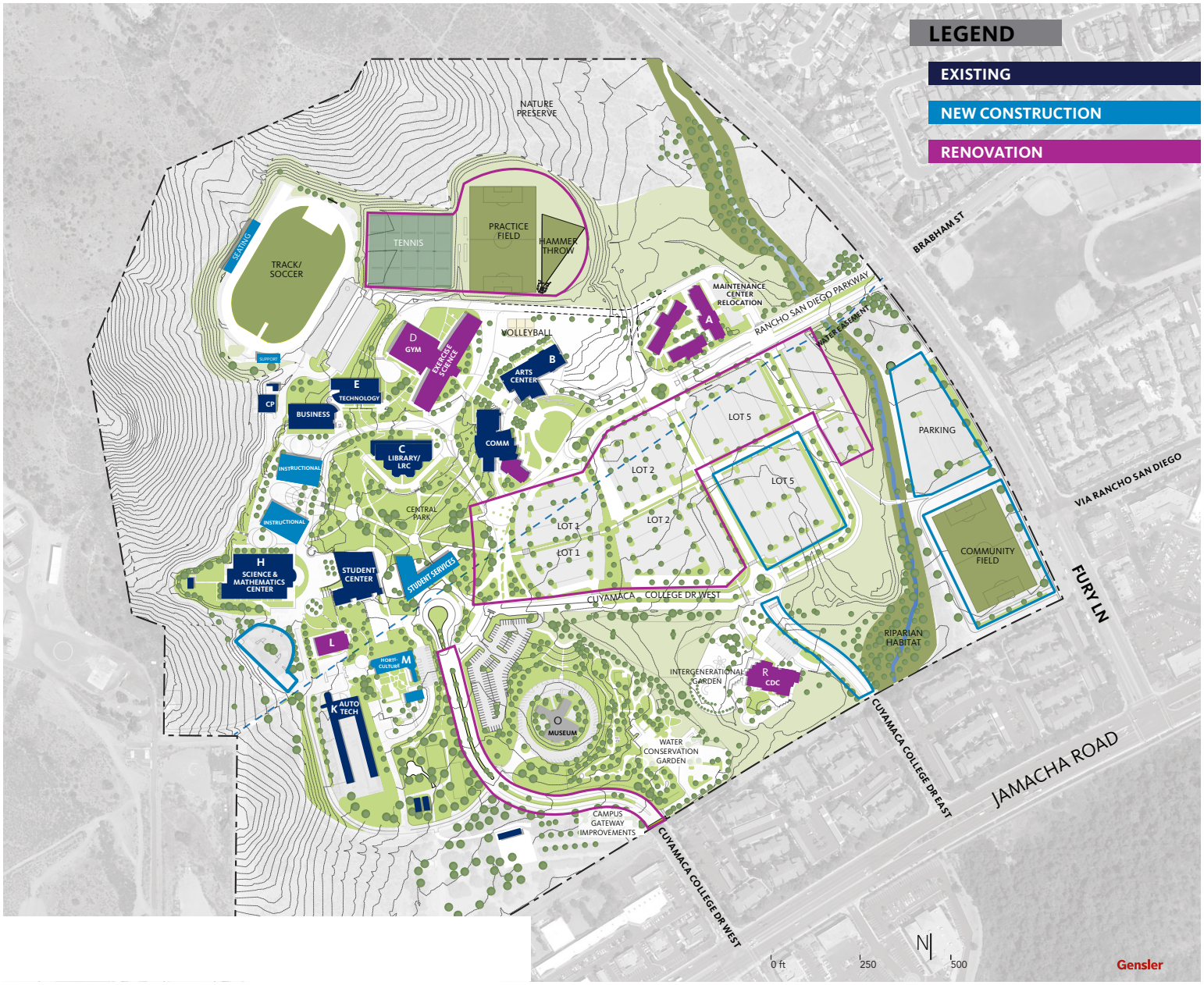
N

0 2,000 Feet

Figure 2



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Source: Gensler 2017

Recommended Facilities Plan

CUYAMACA COLLEGE 2013 FACILITIES MASTER PLAN UPDATE

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Figure 3

Table 1
PROPOSED REVISIONS TO 2003 FACILITIES MASTER PLAN

2003 Master Plan Project Name (#)	Project Description	Proposed Revisions	Proposed Project Name
Building P Remodel (Project 1)	Remodel of automotive technology labs/garages/supply rooms into classroom space/ offices/storage areas	Project completed in 2005	
Student Center (Project 2)	Construction of centralized bookstore, food services, student affairs, administration, health center and other student support space	Project completed in 2007	
Science/Technology Mall – Phase I (Project 3)	Construction of computer labs, offices and instruction space	Project completed in 2007	
Communication Arts Building (Project 4)	Construction of classroom, lab space and digital theatre/ planetarium/lecture hall	Project completed in 2008	
Business/CIS Building (Project 5)	Demolition of faculty offices and health/wellness center and construction of classrooms/lab space and a new access road	Project completed in 2009	
Remodel Buildings B, D, E, F and G (Project 6)	Remodel of classroom/laboratory space/offices/storage areas into classrooms and demolition of small classroom/lab complex	Project partially completed in 2006; remodel/ replacement of Building F depends on state funding. Scheduled for 2027.	Instructional Building F
Library/Learning Resource Center Expansion/Remodel (Project 7)	Construction of expanded library space	Project completed in 2010	
Parking Expansion – Phases I and II (Project 8)	Construction of three parking lots and a new service road	Project completed in 2006	
Physical Education Expansion and Pool – Phase I (Project 9)	Construction of a swimming pool and expanded locker room facilities	Project renamed and swimming pool eliminated; locker room completed in 2017.	
Classroom/Administration Building (Project 10)	Construction of centralized administration space and classroom/offices and remodel of existing administration space for classrooms	Project renamed and classrooms eliminated. Project completion scheduled for 2021.	Student Services Building Replacement
Science Technology Mall – Phase II (Project 11)	Construction of expanded lecture rooms and laboratories for sciences	Project has been reduced to two laboratories to support existing science programs.	
Parking Expansion – Phase III (Project 12)	Construction of a new parking lot	Project unfunded and redefined as small parking lot expansion and road repairs.	Circulation and Parking Improvements

Table 1 (cont.)
PROPOSED REVISIONS TO 2003 FACILITIES MASTER PLAN

2003 Master Plan Project Name (#)	Project Description	Proposed Revisions	Proposed Project Name
Warehouse, Maintenance Building Expansion (Project 13)	Relocation and expansion of maintenance and warehouse space and vehicle storage areas	Project unfunded and eliminated	
Social and Behavioral Science Building (Project 14)	Construction of classroom and laboratory space	Project unfunded and eliminated	
Communication Arts Building – Phase II (Project 15)	Construction of expanded building to include assembly hall, lecture rooms and laboratories	Project unfunded and eliminated	
Parking Expansion – Phase IV (Project 16)	Construction of parking lot and new access driveway and demolition of soccer field	Project unfunded and eliminated	
Library/LRC Expansion/ Remodel – Phase II (Project 17)	Construction of expanded library space and demolition of existing minor service road	Project unfunded and eliminated	
P.E. Expansion – Phase II (Project 18)	Construction of fitness space and grandstand seating and lighting adjacent to athletic field/track	Second phase of athletic field improvements scheduled for 2024.	Phase II Track and Field Improvements
Student Center – Phase II (Project 19)	Construction of expanded student support space	Project unfunded and eliminated	
Retrofit Remaining Buildings for Code Compliance and Technology	Modification of existing buildings for code compliance and technology upgrades	Modifications completed	
Not applicable	Not a part of 2003 Facilities Master Plan	Demolish and replace existing horticulture facility to provide permanent facilities for the existing programs. Anticipated completion 2020.	Ornamental Horticulture Complex (Replacement)
Not applicable	Not a part of 2003 Facilities Master Plan	Expand and upgrade existing central plant. Anticipated completion 2019.	Central Plant Upgrades
Not applicable	Not a part of 2003 Facilities Master Plan	Add air conditioning to main gym and improve seating for track and field. Anticipated completion second quarter of 2025.	Phase II Exercise Science Renovation
Not applicable	Not a part of 2003 Facilities Master Plan	Replacement landscaping. Anticipated completion August 2021.	Central Park Upgrade

2.2.2 Site Improvements

Similar to the 2003 Master Plan, the 2013 Facilities Master Plan Update proposes various site improvements in addition to the projects listed above to be implemented on a project-level basis to build stronger physical connections between uses, increase the infrastructure needed to serve the existing campus, and update the technology and utilities (such as water, power, gas, sewer, and storm drainage). In addition, there are several campus-wide sustainability improvements proposed to reduce water and energy usage.

Cuyamaca College's current lecture and lab classroom spaces meet the needs of the Updated 2013 Facilities Master Plan and can accommodate forecasted future student enrollment. Current Cap Load Ratios (2020) for Lecture Classrooms is 145.8% (which means existing lecture classroom space is 145.8% of projected 2020 enrollment), and for Lab Classrooms is 267.5%. Current Cap Load Ratios (2023) for Lecture Classrooms is 114.2% and for Lab Classrooms is 248.3%. (Materials submitted by GCCCD on August 1, 2018 to the Board of Governors, California Community Colleges, as part of Responses to Specific Requirements of the State Administrative Manual.)

Cuyamaca College's proposed modest increased in campus building square footage is due to "right sizing" the classrooms scheduled for renovation and or replacement in the Grossmont Cuyamaca Community College 2013 Facilities Master Plan. Currently campus classrooms are designed and constructed to meet the Education Code requirements, which requires 15 square feet per occupant. But the local Fire Code requires 20 square feet per occupant. The replacement and or renovation of the classrooms proposed under the 2013 Master Plan Update would meet the Grossmont Cuyamaca District Guidelines and Standards, which complies with the local Fire Code. Further, the modest additional building square footage would create more flexible spaces for multipurpose uses conducive to the current methods of educational instruction of today's student population. Replacement and modernization of existing campus classroom under the 2013 Facilities Master Plan Update would not result in an increase in new student enrollment capacity.

2.2.2.1 Circulation and Parking Improvements

The on-campus circulation improvements proposed under the 2013 Facilities Master Plan Update focus on opening up the third campus entry, providing minor road repairs, and optimizing surface parking.

The Cuyamaca College campus currently is accessed from Cuyamaca College Drive West and Rancho San Diego Parkway. The proposed (third) access at the Cuyamaca College Drive East/Jamacha Boulevard (SR 54) intersection currently exists today, but only serves off-campus multi-family residences along this short segment of roadway. Although not currently used for campus entry, Cuyamaca College Drive East previously provided access to the campus for several years until it was closed in the late 1990s at the District's discretion to improve pedestrian safety for users of the adjacent campus Child Development Center. Currently, a wooden barricade with signage acknowledging restricted access is located along the roadway at the southern edge of the campus. The Cuyamaca College Drive East intersection with Jamacha Road is stop sign controlled (i.e., right-in/right-out only) and used by the adjacent multi-family housing complex. Under the Project, this entry would be re-opened and a portion of the campus loop road would be slightly widened and realigned as it enters campus to re-route the access road east of its current location through the Child Development Center parking lot (refer to Figure 2-2 of the 2004 EIR). As such, under the Project, the re-opened Cuyamaca College Drive East alignment would completely avoid intersecting with the existing Child Development Center parking lot and instead would be

re-routed to intersect with Cuyamaca College Drive West. These site improvements would provide a third option for entering and leaving the campus.

In terms of parking improvements, the existing campus parking supply includes 1,860 spaces distributed over five surface parking lots that primarily occur in the southern and eastern portions of the campus. The main parking lots (i.e., lots 1, 2, and 5) would be reconfigured and expanded to maximize efficiency and capacity, with capacity improvements occurring through restriping. The existing temporary gravel parking area along Fury Lane north of the proposed community field also would become a permanent paved parking area (Figure 3).

2.2.2.2 Exercise Science Field Improvements

A number of improvements to the exercise science facilities on campus are proposed in the 2013 Facilities Master Plan Update. Field improvements are focused on the track and field and would involve the installation of permanent bleacher seating, support facilities (i.e., concession area), and field lighting. Such improvements would replace inadequate, temporary facilities and increase the use of the track and field for instruction, athletics and college/community events. The installation of lighting would increase the availability of the track and field for sanctioned track and field/soccer championships, club soccer tournaments, and California Interscholastic Federation (CIF) events. Lighted activities would not extend beyond 10:00 p.m.

The upper practice field and tennis courts would be upgraded to preserve and enhance their functionality as instructional resources. Equipment storage and restrooms would be installed. Restriping would allow the field to serve the needs of multiple of sports and replace the existing lower practice field located near parking lots 2 and 5, which would be displaced by the proposed expansion of parking lot 5. Lights would be installed at the upgraded tennis courts to enhance their usage during evening hours (but not beyond 10:00 p.m.). The hammer throw area, currently located in the southeast corner of campus, also would be relocated immediately adjacent to the upper practice field to consolidate the exercise science facilities.

A new community field and dedicated parking lot are proposed along the southeastern edge of campus adjacent to Fury Lane (Figure 3). The field would be sized to support community soccer games that currently utilize the lower practice field near parking lots 2 and 5. The proposed field would feature dedicated parking, as well as an elevated pedestrian crossing to the main campus parking area over the natural drainage on campus. Field lighting would allow for nighttime usage, but not later than 10:00 p.m.

2.2.2.3 Landscape Improvements

Landscape improvements are recommended for the Central Park area in the 2013 Facilities Master Plan Update. The landscape replacement is proposed to develop a consistent design theme, provide educational opportunities, and integrate sustainability features that would reduce energy and water usage.

2.2.2.4 Gateway Entry Improvements

Gateway style signs and other improvement features are proposed to strengthen the college's presence in the community and enhance wayfinding to the campus. The signs would feature illuminated light-emitting diode (LED) screens to allow the campus to modify messages. Signs could be located at all

three campus entries, and additional gateway improvements would be installed along the entry at Cuyamaca College Drive West.

2.2.2.5 Nature Preserve Improvements

As part of its commitment to manage the campus open space, campus representatives from the biology department are in the process of actively restoring a portion of the open space that was damaged by off-road bicycle activity (as described further in Section 3.3, *Biological Resources*, of this Addendum). The campus is also committed to shielding all lighting proposed adjacent to the nature preserve (described above under *Exercise Science Field Improvements*) and guiding the extension of new trails to areas where existing trails already occur.

2.2.2.6 Central Plant Upgrades

A 1,000-gross square foot (gsf) expansion of the existing central plant facility immediately west of the Business Building on campus is proposed to expand the campus' capability to generate chilled water for campus air conditioning systems.

2.2.3 Previously Disclosed Impacts

As disclosed in the 2004 EIR, implementation of the Facilities Master Plan will result in **significant but mitigable** (to less than significant levels) impacts on air quality, aesthetics/visual quality (light and glare), biological resources, cultural resources, geology/soils, paleontology, noise, and traffic/transportation (Existing Plus Project Condition); significant and unmitigated traffic/transportation impacts were also identified for the Long-term Condition. Hydrology/water quality, population and housing, and utilities/ service systems also were analyzed in detail in the 2004 EIR; however, the project was determined to have a **less than significant** impact on these three issue areas, with no mitigation required. Agricultural resources, hazards/hazardous materials, land use, mineral resources, public services, and recreation were identified during the initial environmental review process (prior to the preparation of the 2004 EIR) as having no potential for impacts and, thus, were **not examined in detail** in the 2004 EIR. The Project would not result in changes to any of the prior conclusions, as described below under Environmental Analysis.

3.0 ENVIRONMENTAL ANALYSIS

This Addendum to the Cuyamaca College Master Plan EIR (2004 EIR) includes the following analysis to demonstrate that environmental impacts associated with the Revised Project are consistent with those disclosed in the 2004 EIR.

3.1 AESTHETICS/VISUAL QUALITY

3.1.1 Summary of Aesthetics/Visual Quality Impacts from 2004 EIR

While no scenic vistas are located on the Cuyamaca College campus, panoramic views of San Miguel Mountain and the more distant Jamul Mountains are provided from vantage points all over the campus, and portions of Jamacha Valley can be seen from higher elevations on campus; these views were all found to represent scenic vistas in the 2004 EIR. Implementation of the Master Plan was found to not adversely affect these scenic vistas, however, due to the relatively small scale of the proposed

development and wide variations in topography between the campus and the noted scenic features. Focal views of the natural drainage and riparian area on the east side of campus and the stand of mature trees in the southern portion of campus also were recognized as scenic vistas in the 2004 EIR; these can be seen from various areas of campus. Implementation of the Master Plan was found to not adversely affect the focal scenic vistas because proposed development adjacent to the drainage/riparian area would consist of low-profile surface parking, and no development was proposed near the mature trees. The Scenic Highways Element of the County of San Diego Valle de Oro Community Plan identifies scenic corridors within the campus vicinity but not immediately adjacent to it, including portions of State Routes (SR) 94 and 54, Willow Glen Drive, and Avocado Boulevard. Because the campus is buffered from these highways by existing commercial and residential development, the project was found to not affect scenic resources within these scenic corridors. The closest State-designated scenic highway to the campus is the stretch of SR 125 from SR 94 to Interstate 8, which is approximately six miles from campus and, therefore, was found to not be affected by the Master Plan.

Development of an additional 125,000 assignable square feet (asf) of building space and up to 2,000 surface parking spaces under the Master Plan was found in the 2004 EIR to alter the existing visual character of the campus, mostly due to the placement of new facilities within previously undeveloped areas on campus. It was concluded, however, that the proposed development would be a continuation of existing community college uses, contiguous with existing campus development, and perceived as a logical extension of existing facilities. The resulting potential changes in visual character were considered less than significant in the EIR. Potential visual quality impacts related to compatibility with existing campus development would be reduced to a level below significance as a matter of project design, due to adherence to the District's formal, three-step design review and approval process. For the reasons cited above, visual quality impacts related to compatibility with surrounding land uses also were found to be less than significant. It was concluded that the addition of new and expanded buildings and surface parking lots would create new sources of light and glare that could potentially affect day or nighttime views in the area, which resulted in a potentially significant impact that requiring mitigation. Refer to Section 4.3 of the 2004 EIR for more details regarding the aesthetics/visual quality impact analysis and the resulting conclusions as summarized herein.

3.1.2 Aesthetics/Visual Quality Impacts Associated with Revised Project

The aesthetics/visual quality impact conclusions reached for the Master Plan in the 2004 EIR are expected to remain unchanged for the revised Project, the 2013 Facilities Master Plan Update. Scenic vistas and scenic resources within a state scenic highway would not be affected by the revised Project. Although community field and associated parking lot would be developed adjacent to Fury Lane on the east side of campus where no campus development was previously identified, both would be low-profile and neither would constitute significant visual change to the edge of campus because they would not have a substantial adverse effect on a scenic vista, damage any scenic resources, or substantially degrade visual character or quality. Furthermore, since numerous building construction and expansion projects identified in the 2004 EIR have been either scaled back or completely eliminated from the Facilities Master Plan Update, the revised Project would not substantially degrade the existing visual character or quality of the site or surroundings. Proposed gateway style signs to be located at all three campus entries, including the third entry at Cuyamaca College Drive East, would feature illuminated LED screens featuring real-time campus announcements. Due to the proximity of proposed LED signs to existing residences along Cuyamaca College Drive East, a potentially significant lighting-related impact could occur associated with the 2013 Facilities Master Plan Update. In addition, increased lighting-

related impacts would occur associated with the parking lot and community field. Mitigation measures from the 2004 EIR, however, would reduce and/or prevent significant glare or lighting impacts.

3.1.3 Aesthetics/Visual Quality Mitigation Measures

Mitigation Measures (MM) 4.3-1 and 4.3-2 from the 2004 EIR remain applicable to the Facilities Master Plan Update and would reduce potentially significant visual quality impacts related to glare and lighting, respectively, to below a level of significance:

MM 4.3-1 The design of future construction projects shall incorporate the use of non-reflective exterior building materials to minimize glare.

MM 4.3-2 All proposed outdoor lighting shall be shielded and directed to minimize spillover onto adjacent residential areas.

3.2 AIR QUALITY

3.2.1 Summary of Air Quality Impacts from 2004 EIR

Implementation of the Master Plan was found to result in potential air quality impacts from both construction and operational activities. Construction-related impacts identified in the 2004 EIR included emissions associated with the demolition, construction, and renovation of buildings and facilities on campus, including new paved parking lots. Construction emissions by nature are temporary and generated through use of heavy construction equipment, as well as vehicle trips from commuting construction workers. Operational impacts included emissions associated with the long-term use of campus facilities, including traffic-related emissions. The 2004 EIR analyzed two potential construction scenarios to determine the greatest (or "worst-case") potential air quality impacts associated with Master Plan construction. The first scenario involved the simultaneous construction of several buildings and parking lots, including the Student Center, Science and Technology Mall, Communication Arts building and the Phase I/II parking lot. The second scenario involved construction of the Phase IV parking lot—the largest paved parking area proposed under the Master Plan and the one involving the greatest amount of site disturbance and grading. As described in the 2004 EIR, fugitive dust (PM_{10}) emissions were found to exceed the associated significance criterion under both worst-case scenarios, resulting in a significant impact which required mitigation. None of the other pollutant emissions were found to exceed their associated significance criteria.

Project construction was required to employ standard dust control measures to mitigate significant PM_{10} emissions. With implementation of these measures, the project was found to comply with the Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP) for attaining and maintaining the applicable air quality standards. Master Plan construction, therefore, was found to not conflict with or obstruct the implementation of the RAQS or applicable portions of the SIP, as concluded in the 2004 EIR. Furthermore, due to the fact that Master Plan construction would be short-term in nature, the 2004 EIR concluded that it 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 ozone (O_3) precursors, oxides of nitrogen (NO_X), and volatile organic compounds (VOCs).

Because Master Plan construction would be temporary in nature, it also was found to not result in long-term emissions of diesel exhaust particulate matter. As a result, sensitive receptors would not be exposed to long-term diesel exhaust from Master Plan construction, and associated potential impacts were found to be less than significant.

Potential operational air quality impacts associated with the 2003 Master Plan were associated predominantly with traffic emissions; however, as discussed in the 2004 EIR, operational emissions from long-term Master Plan implementation would be below the identified significance criteria (refer to Table 4.2-10 in the EIR) and, therefore, would not cause or contribute to a violation of any air quality standard. Additionally, campus operations would not result in a CO hot spot, and long-term impacts to sensitive receptors also would be less than significant.

Implementation of the mitigation measures discussed below would reduce fugitive dust emissions to a level below significant. Refer to Section 4.2 of the 2004 EIR for more information regarding the air quality impact analysis and resulting conclusions as summarized herein.

3.2.2 Air Quality Impacts Associated with Revised Project

As discussed above, construction-phase air quality impacts were assessed in the 2004 EIR using two worst-case scenarios, the first of which assumed the simultaneous construction of three building projects and a parking lot, while the second assumed construction of a large parking lot with substantial site disturbance and grading. It should be noted that all of the building projects and the parking areas analyzed for overlapping construction under the first scenario already have been implemented as part of the adopted Master Plan, although not simultaneously. Under the Facilities Master Plan Update, many fewer projects than originally proposed actually would be advanced for completion, while other previously proposed projects have been scaled back or eliminated altogether. As shown in Table 1 of this Addendum, the proposed projects that remain to be implemented would be constructed over an extended period of time and would not be advanced simultaneously. Additionally, the Phase IV parking lot has been unfunded and eliminated from the 2013 Facilities Master Plan Update. As such, Project construction emissions would never reach the levels assessed in either of the worst-case scenarios from the 2004 EIR; therefore, the Project would result in lower levels of daily construction emissions than those analyzed in the 2004 EIR. The standard measures to reduce fugitive dust identified in the 2004 EIR would remain applicable, and no new construction-related emissions impacts would occur.

The 2004 EIR also analyzed operational air quality impacts, specifically those associated with project-related traffic emissions and campus energy use, and determined all other air quality impacts to be less than significant. The 2013 Facilities Master Plan Update also would result in less than significant impacts for similar reasons. As discussed in the 2004 EIR, operational emissions are predominately associated with mobile (vehicular) sources. As described in the 2019 traffic letter report prepared by Linscott, Law & Greenspan Engineers (LLG) for the Facilities Master Plan Update, the proposed revisions under the Facilities Master Plan Update would not increase the number of daily vehicle trips above levels previously contemplated under the 2004 Master Plan. Conversely, because the long-term student population-driven traffic (and therefore, the predominant sources of operational emissions) would be considerably lower in the future than analyzed in the 2004 EIR due to the substantial lowering of enrollment projections, associated daily trips would be considerably fewer than previously assessed (LLG 2019). Specifically, since the ultimate enrollment population under the Facilities Master Plan Update would be 11,150 students at buildout, or 3,850 students fewer than anticipated in the 2004 EIR, mobile source (vehicular) emissions would actually decrease under the revised Project, rather than

increase, from levels previously assessed in the 2004 EIR. And, no increase or expansion of classroom capacity is proposed under the 2013 Facilities Master Plan Update. Emissions from energy usage associated with new building square footage is expected to be less than predicting in the prior CEQA document, due to increased energy efficiencies required by the California Building Code and Title 24, and reduced building area due to proposed modifications to the Master Plan.

Based on the foregoing, the potential for air quality impacts would not be substantially more severe under the Facilities Master Plan Update; rather, the potential for impacts would be considerably less. The air quality significance conclusions reached in the 2004 EIR would remain the same, and no additional air quality mitigation would be required under the Facilities Master Plan Update.

3.2.3 Air Quality Mitigation Measures

Mitigation Measures (MM) 4.2-1 through 4.2-6 from the 2004 EIR remain applicable to the 2013 Facilities Master Plan Update and would reduce potentially significant air quality impacts associated with fugitive dust (PM_{10}) emissions to below a level of significance.

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

MM 4.2-1 Multiple applications of water shall be applied during grading between dozer/scraper passes.

MM 4.2-2 Paving, chip sealing or chemical stabilization of internal roadways shall be implemented after completion of grading.

MM 4.2-3 Sweepers or water trucks shall be used to remove “track-out” at any point of public street access.

MM 4.2-4 Grading activities shall be terminated if wind speeds exceed 25 mph.

MM 4.2-5 Soil (or other material) storage piles shall be stabilized by chemical binders, tarps, fencing, or other erosion control measures.

MM 4.2-6 Graded construction sites shall be hydroseeded to provide interim stability prior to the installation of permanent buildings, pavement, and landscaping.

3.3 BIOLOGICAL RESOURCES

3.3.1 Summary of Biological Resources Impacts from 2004 EIR

The 2003 Master Plan, as analyzed in the 2004 EIR, was found to result in significant direct and indirect impacts to biological resources. The analysis assumed a worst-case assessment of the potential impacts of the individual 2003 Master Plan projects. Locations for Master Plan projects were presented as conceptual in the EIR and did not reflect final engineering design. Therefore, it was established that once detailed design information for each project was produced during the latter stages of campus development, additional measures may need to be integrated into the design to avoid and/or minimize effects on sensitive biological resources. It also assumed that any project located within the

"take authorized" portion of the campus, outside of the open space preserve, would not result in significant impacts to upland habitats, as noted below.

Sensitive Natural Communities

Construction of new facilities under the 2003 Master Plan was found to impact eight sensitive vegetation communities on the campus. Due to the District participating in the County's MSCP Plan and the central portion of the campus being "take authorized," impacts to upland habitats and MSCP covered species were considered in the 2004 EIR to be mitigated by the conservation measures required of the campus as part of the 1994 HLP and creation of the biological preserve (i.e., MSCP Preserve). The exception to this condition were for impacts to non-upland habitats. Impacts to U.S. Army Corps of Engineers (USACE) and California Department of Fish and Wildlife (CDFW; formerly California Department of Fish and Game [CDFG]) jurisdictional resources were expected to occur should any of the future projects impact any portion of the jurisdictional drainage immediately north and south of Rancho San Diego Parkway and/or at the southern end of this drainage. These impacts were found to be significant and required mitigation.

Special-status Species

Implementation of the 2003 Master Plan was found to impact habitats that supported sensitive animal species observed on the campus. The coastal California gnatcatcher, orange-throated whiptail, and southern California rufous-crowned sparrow are covered species under the MSCP; however, impacts were assessed as less than significant because portions of the campus are considered take authorized under the MSCP and compensation for adverse impacts to these and other observed sensitive species had already been provided via the campus biological preserve. Conversely, Master Plan implementation was found to potentially directly impact raptor foraging and nesting habitat through noise or construction activity; impacts to nesting habitat would be significant if not mitigated.

MSCP Hardline Preserve

The Master Plan was found to not directly impact habitat within the County MSCP Preserve. The biological preserve that was in place at the time of the 2004 EIR, however, did not set aside the entirety of the required 47.5 acres of coastal sage scrub mandated by the HLP. While the preserve proposed under the Master Plan was found to be larger than the previously existing preserve, it still remained 3.9 acres short of the preservation requirements in the HLP and, as a result, an inconsistency with the HLP and its associated "take authorization" as well as an inconsistency with the County MSCP, was found to occur. In order to reduce this impact and to bring the campus into full compliance with the 1994 HLP, the 2004 EIR concluded that an additional 3.9 acres of coastal sage scrub needed to be placed under protection, and that restoration of disturbed areas and appropriate protection of habitat were needed to maintain the conservation values of the campus biological preserve, resulting in a significant impact which required mitigation. To partially mitigate to this impact (in accordance with MM 4.4-4; see below), the boundary of the campus biological preserve was modified in 2004 to encompass an additional 2.2 acres of coastal sage scrub to be preserved in perpetuity. Accordingly, the resulting deficit was 1.7 acres of coastal sage scrub restoration.

Indirect Impacts

Potential indirect impacts from project construction were found to include decreased water quality, fugitive dust, colonization of non-native plant species in previously undisturbed areas, edge effects,

animal behavioral changes, roadkill, night lighting, errant construction impacts, and noise impacts. Based on the Master Plan's compliance with water quality regulations and related best management practices, as well as implementation of dust control mitigation measures, indirect effects related to water quality and fugitive dust were found to be less than significant. Edge effects were found to be less than significant due to the proposed development footprint having been largely within the developed area of campus rather than protruding into preserve areas; roadkill effects were found to be less than significant for similar reasons. Indirect effects from non-native plant species, night lighting, and noise were found to be significant and required mitigation. With regards to sensitive animal species and indirect construction-related impacts, excessive noise can cause animals to flee, which could be especially detrimental to nesting birds that may abandon active nests. The 2004 EIR determined that construction activities could result in significant indirect impacts to nesting California gnatcatcher and/or raptors should they occur during the bird breeding season.

As significant direct and indirect impacts to biological resources were found to occur as described above, mitigation was required. Due to the District participating in the County's MSCP Plan and the central portion of the campus being "take authorized," impacts to upland habitats and MSCP covered species were considered in the 2004 EIR to be mitigated by the conservation measures required of the project as part of the 1994 HLP and creation of the biological preserve (i.e., MSCP Preserve). As a result, all direct impacts to sensitive upland habitats and non-jurisdictional wetland habitats on campus were considered fully mitigated by fulfillment of the District's MSCP obligations.

Refer to Section 4.4 of the 2004 EIR for more information regarding the biological resource impact analysis and the resulting conclusions as summarized herein.

3.3.2 Biological Resources Impacts Associated with Revised Project

Revisions to the 2003 Master Plan associated with the update have eliminated some projects that may have resulted in significant impacts to biological resources. In addition, an area south of Rancho San Diego Parkway and west of Fury Lane that was previously identified as biological preserve in the original Master Plan (but outside of the MSCP Hardline Preserve) has been shifted to a development area due to its lower habitat quality and need to construct the community field, as discussed further below. Generally, the construction projects proposed in the 2013 Facilities Master Plan Update are the replacement and renovation of existing facilities within the developed (and take authorized) portion of campus. As such, implementation and operations of those projects would not directly affect biologically sensitive areas of campus. Three Facilities Master Plan Update projects were determined to have the potential to impact existing biological resources based on their conceptual locations. As described above for the original Master Plan, a worst-case assessment also was conducted for the Facilities Master Plan Update wherein the location and designs for the projects are conceptual in nature, recognizing that additional measures may need to be integrated into the final engineering design of any given project to avoid and/or minimize effects on sensitive biological resources. A detailed analysis of potential impacts was provided in the Biological Technical Report for the 2013 Facilities Master Plan Update prepared by HELIX Environmental Planning, Inc. (HELIX 2018); that analysis is summarized briefly below.

Direct Impacts

Sensitive Natural Communities

Due to the District's continued participation in the County's MSCP Plan and the central portion of the campus being "take authorized," impacts to upland habitats and MSCP covered species are considered to be mitigated by the conservation measures required of the campus as part of the 1994 HLP and creation of the biological preserve (i.e., MSCP Preserve). Of the three projects with the potential for impacts to biological resources proposed in the updated Facilities Master Plan, only construction of the parking lot expansion could result in the permanent loss of the following sensitive natural communities, all of which are Tier I habitats under the MSCP: herbaceous wetland, southern arroyo willow riparian forest, and southern willow scrub. Impacts to Tier I habitats would be significant and require mitigation. Impacts to Tier II and Tier III habitats within the take authorized portion of the campus would be considered less than significant and not require mitigation.

Special-status Species

Construction of Master Plan Update projects could further result in direct impacts to nesting birds, including raptors, protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game (CFG) Code. These impacts are potentially significant.

Jurisdictional Waters and Wetlands

The parking lot expansion and improvements related to the third campus entry could result in impacts to potential jurisdictional waters and wetlands identified on campus, all of which are Tier I habitats, including herbaceous wetland, southern arroyo willow riparian forest, and southern willow scrub. These areas are potentially subject to the regulatory jurisdiction of the USACE, Regional Water Quality Control Board (RWQCB), CDFW, and/or County. These impacts are potentially significant and would require mitigation if found to be so. Wetland permits also would be required for significant impacts to jurisdictional wetlands, should they occur.

MSCP Hardline Preserve

The deterioration of habitat quality in the more accessible northern portions of campus preserve areas, including MSCP Hardline Preserve, in addition to degradation of previous restoration areas, has undermined the functions and values of the preserved habitat. These issues could represent a significant impact and conflict with the County MSCP Subarea Plan and the District's HLP.

As detailed in the BTR for the 2013 Facilities Master Plan Update (HELIX 2018), the District is required to provide ongoing management of campus preserve areas pursuant to their HLP and associated 1994 Habitat Management Plan. Recent enforcement and protection efforts by the District in 2013 have resulted in a stop to off-road bicycle activities and encroachment that had been taking place in these areas. Further, the areas are in active restoration by the District as part of their ongoing commitment to fulfill their HLP obligations and the mitigation commitments from the 2004 EIR. The District, College biology faculty members, and the District's biological consultant are currently implementing community outreach, notification, signage, and restoration measures in these areas. Specifically, the District has met with community members and notified them that the encroachment is not permitted, signage has been installed, and the mounds of dirt comprising the BMX course have been removed to restore the area back to native habitat. Implementation of the restoration measures are underway and will be

followed by active management, including maintenance, monitoring, and reporting, to ensure success of the restoration efforts.

Indirect Impacts

Night Lighting

Operation of 2013 Facilities Master Plan Update projects could require night lighting for planned uses and campus safety. Master Plan Update projects sited adjacent to open space areas, including the riparian habitat area in the eastern portion of campus and the MSCP hardline preserve, that could require night lighting elements. If not properly designed and shielded, night lighting on adjacent open space areas may result in altered behavioral patterns of wildlife species, including special-status species such as the coastal California gnatcatcher, in addition to a potential reduction in native species diversity in the local area. These impacts would be potentially significant and require mitigation.

Noise

Construction-related noise could adversely affect breeding activities of the coastal California gnatcatcher and other bird species that have the potential to nest within 500 feet of the community field relocation and improvements and parking lot expansion impact areas. These indirect noise impacts are potentially significant and would require mitigation. Operational noise from future Facilities Master Plan Update projects would be negligible in comparison to existing ambient noise levels generated by regular campus operations, vehicle traffic, and adjacent developments; associated significant impacts would not occur.

3.3.3 Biological Resources Mitigation Measures

As described above for the 2004 EIR, all direct impacts to sensitive Tier II habitats (i.e., baccharis scrub and Diegan coastal sage scrub) and Tier III habitats (i.e., non-native grassland) on campus are considered fully mitigated by fulfillment of the District's MSCP obligations. This was the case with the 2003 Master Plan and remains the case today with implementation of the 2013 Facilities Master Plan Update. No additional mitigation for Tier II and Tier III impacts is required.

Sensitive Natural Communities

Mitigation Measures (MM) BIO-1 and BIO-2 provide language modifications and updates to MM 4.4-1 from the 2004 EIR to include corrected wetland acreages and additional detail on mitigation requirements. MM BIO-3 through BIO-5 provide language updates to MM 4.4-6 from the 2004 EIR to include a more detailed description of the required biological monitoring activities. These measures would replace and supersede the former measures in the 2004 Final EIR. Implementation of MM BIO-1 through BIO-5 below would ensure that potential impacts to sensitive natural communities would be reduced to a less than significant level similar to the prior measures in the 2004 EIR. Therefore, the following measures are functionally equivalent to or more effective than the original mitigation measures.

MM BIO-1 **Project-Level Avoidance of Sensitive Natural Communities.** During project-level design of the pedestrian trail to the community field and parking lot expansion project, the District shall refine facilities siting and development footprints such that temporary and permanent impacts to jurisdictional wetlands and waters are avoided, if feasible. This

avoidance measure would specifically apply to potential jurisdictional habitat on campus, including 0.05 acre of herbaceous wetland (Tier I), 0.01 acre of southern arroyo willow riparian forest (Tier I), and 0.01 acre of southern willow scrub (Tier I) that occurs within the conceptual planning footprint for the parking lot expansion and new campus entry project.

If impacts to herbaceous wetland (Tier I), southern arroyo willow riparian forest (Tier I), and/or southern willow scrub (Tier I) cannot be avoided through final design of the pedestrian trail, parking lot expansion and third campus entry projects, MM BIO-2, BIO-8, and BIO-9 shall be implemented by the District to ensure appropriate project-level studies are performed, applicable permits are obtained, and the unavoidable loss of habitat is fully compensated.

MM BIO-2 **Habitat-Based Compensatory Mitigation.** If permanent and temporary impacts to herbaceous wetland (Tier I), southern arroyo willow riparian forest (Tier I), and southern willow scrub (Tier I) cannot be avoided, the District shall mitigate impacts in-kind (i.e., the same type of habitat as that which is impacted), or an alternative type of habitat which provides equivalent or superior mitigation, through implementation of any one or combination of the following measures, as approved and/or amended by the USACE, RWQCB, and/or CDFW in federal and state permits, as applicable:

a. On-site as creation of new habitat within avoided and preserved areas on campus;

b. On-site as restoration of existing habitat within temporary impact areas and/or avoided and preserved areas on campus;

c. On-site as enhancement of existing habitat within avoided and preserved areas on campus;

d. Off-site as purchase of habitat credits from an off-site mitigation bank in the region;

e. Off-site as acquisition of land for the purposes of habitat preservation, creation, restoration, and/or enhancement within other properties or approved mitigation programs available at the time of grading; or

f. A combination of the above.

Mitigation for impacts to herbaceous wetland, southern arroyo willow riparian forest, and southern willow scrub (Tier I) shall be mitigated at a ratio of 1:1 (i.e., 1.0 acre of mitigation land for every 1.0 acre of habitat impacted) to 3:1 to ensure there is no-net-loss, if required, through the acquisition of federal and state permits from the USACE, RWQCB, and/or CDFW.

Prior to construction of Master Plan projects requiring habitat creation, restoration, and/or enhancement, the District shall prepare a habitat mitigation plan for impacts to Tier I natural communities. The habitat mitigation plan shall include, at a minimum, an implementation strategy, appropriate seed mixtures and planting method; irrigation; quantitative and qualitative success criteria; maintenance, monitoring, and reporting program; estimated completion time; and contingency measures. If required, mitigation

plans prepared for wetland habitat mitigation shall be approved by the USACE, RWQCB, and/or CDFW prior to vegetation clearing, grading, and/or construction activities. If mitigation is achieved through purchase of habitat credits from an off-site mitigation bank in the region, no habitat management plan shall be required.

If mitigation would occur outside of existing campus preserve areas, the District shall record a restrictive covenant, conservation easement, or biological open space easement over land that is to be used as mitigation, if such an easement does not already exist, designating it as a preserve for biological conservation purposes. Mitigation proposed within the County shall be accompanied with a conservation easement or other mechanism approved by the County, USFWS, USACE, RWQCB, and/or CDFW, as appropriate, as being sufficient to ensure that lands are protected in perpetuity.

The District shall convey the required mitigation area to an appropriate management entity to ensure long-term biological resource management and monitoring is implemented in perpetuity. Under this scenario, the District shall establish a long-term funding mechanism for maintaining the mitigation area in perpetuity and prepare and implement a long-term management and monitoring plan. The long-term management and monitoring plan shall provide management measures to be implemented to sustain the viability of the habitat, and identify timing for implementing the prescribed measures in the plan. The District shall be responsible for maintaining the biological integrity of the mitigation area and shall abide by all management and monitoring measures identified in the plan until such time as the established long-term funding mechanism has generated sufficient revenues to enable a County-approved management entity to assume the long-term maintenance and management responsibilities.

MM BIO-3 **Orange Construction Fencing.** For the parking lot expansion and community field relocation Master Plan projects that would occur immediately adjacent to habitat potentially suitable for special status species, the District shall retain a qualified biologist to supervise the installation of temporary orange construction fencing, which clearly delineates the edge of the approved limits of grading and clearing, and the edges of environmentally sensitive areas that occur beyond the approved limits. This fencing shall be installed under the direction of a biologist and prior to construction, and maintained for the duration of construction activity. Fencing shall be installed in a manner that does not impact habitats to be avoided. If work occurs beyond the fenced or demarcated limits of impact, all work shall cease until the problem has been remedied and mitigation identified. Temporary orange fencing shall be removed upon completion of construction of the project. Implementation of this measure shall be verified by the District prior to and concurrent with construction.

MM BIO-4 **Construction Staging Areas.** The District shall ensure proper designation of construction staging areas for Master Plan projects such that no staging areas are located within campus preserve areas or other sensitive habitat areas. The construction contractor shall receive approval by the District prior to mobilizations and staging of equipment outside of the project boundaries.

MM BIO-5 **Biological Monitoring during Construction.** For the parking lot expansion and community field relocation Master Plan projects that would occur on or immediately adjacent to sensitive habitat potentially suitable for special-status species, including the coastal California gnatcatcher, the District shall retain a qualified biologist to perform monitoring of construction activities. At minimum, the biological monitor shall attend pre-construction meetings to inform construction crews of the sensitive resources and associated avoidance and/or minimization requirements; supervise the installation of temporary construction fencing along the approved limits of disturbance; help ensure that all construction activities and staging areas are restricted to the approved disturbance areas; monitor construction activities, as needed, to help ensure that construction does not encroach into biologically sensitive areas beyond the approved limits of disturbance and that indirect impacts are minimized; and, verify that the area outside the established limits of disturbance remains free of trash, parking, or other construction-related activities. The biological monitor shall be responsible for submitting monitoring reports to the District as documentation of compliance with environmental requirements.

Special-status Species

Mitigation Measures (MM) BIO-6 and BIO-7 provide language modifications and updates to MM 4.4-2 and MM 4.4-3 from the 2004 EIR to include more information regarding surveys, monitoring, and other avoidance measures pertaining to coastal California gnatcatchers and nesting birds protected under the MBTA and CFG Code. These updated measures would replace and supersede the former measures in the 2004 Final EIR. Therefore, the following measures are functionally equivalent to or more effective than the original mitigation measures.

MM BIO-6 **Coastal California Gnatcatcher Avoidance.** If construction of the parking lot expansion and community field relocation and improvement projects would take place during the breeding season for coastal California gnatcatcher (March 1 to August 15), prior to the first pre-construction meeting for grading permit that involves disturbance of native habitat, the District shall verify that the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

No clearing, grubbing, grading, or other construction activities shall occur within 500 feet of coastal sage scrub, maritime succulent scrub, or baccharis scrub habitat between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the District:

a. A qualified biologist possessing a valid ESA Section 10(a)(1)(A) Recovery Permit shall survey appropriate habitat areas (i.e., Diegan coastal sage scrub, baccharis scrub, maritime succulent scrub) that lie within 500 feet of the project footprint and would be subject to construction noise levels exceeding 60 dB(A) hourly average for the presence of the coastal California gnatcatcher. If no appropriate habitat is present, then the surveys will not be required. If appropriate habitat is present, surveys for the coastal California gnatcatcher shall be conducted in accordance with the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of any construction.

b. If gnatcatchers are present within 500 feet, then the following conditions shall be met by the District:

   i. Between March 1 and August 15, no clearing, grubbing, or grading of occupied gnatcatcher habitat shall be permitted. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and

   ii. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the District at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or

   iii. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB hourly average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

   iv. Construction noise shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB hourly average or to the ambient noise level if it already exceeds 60 dB hourly average. If not, other measures shall be implemented in consultation with the biologist and the District, County, USFWS, and CDFW, as necessary, to reduce noise levels within occupied habitat to below 60 dB hourly average or to the ambient noise level if it already exceeds 60 dB hourly average.

   v. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

c. If coastal California gnatcatchers are not detected within 500 feet of the project footprint during the protocol survey, the qualified biologist shall submit substantial

evidence to the District, County, USFWS, and CDFW which demonstrates whether or not mitigation measures are necessary between March 1 and August 15 as follows:

i. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then measure b.iii shall be adhered to as specified above.

ii. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

MM BIO-7 **Nesting Bird Breeding Season Avoidance**. To avoid impacts to nesting migratory birds and/or raptors, removal of potential nesting habitat within Master Plan project impact areas should occur outside of the general bird breeding season (January 15 to August 31). If removal of habitat must occur during the breeding season, the District shall retain a qualified biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds on and within 300 feet of Master Plan project impact areas. The survey area shall be expanded to areas within 500 feet of Master Plan project impact areas where potential nesting habitat occurs for the coastal California gnatcatcher and raptors. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). If nesting birds are detected, a letter report or memorandum shall be prepared by the qualified biologist, as deemed appropriate by the District, to include required avoidance measures to be implemented to ensure that no active nests are impacted. The District shall verify and approve that all measures identified in the report or memorandum are in place prior to and/or during construction.

Jurisdictional Waters and Wetlands

Mitigation Measures (MM) BIO-8 and BIO-9 provide further clarification and detail to MM 4.4-1 from the 2004 EIR to include more information regarding surveys and the permitting process. These updated measures, combined with measures BIO-1 and BIO-2 above, would replace and supersede the former measure in the 2004 Final EIR. Therefore, the following measures are equivalent to or more effective than the original mitigation measures.

MM BIO-8 **Project-Level Wetland Delineation Studies.** If impacts to herbaceous wetland (Tier I), southern arroyo willow riparian forest (Tier I), and/or southern willow scrub (Tier I) cannot be avoided through final design of the trail connection to the community field, parking lot expansion, and opening of new campus entry Master Plan projects, the District shall retain a qualified biologist to perform a formal wetland delineation in order to qualify and quantify existing wetland resources potentially subject to the regulatory jurisdiction of the USACE, RWQCB, and/or CDFW. Wetland delineations shall be conducted in accordance with the methodologies and current regulatory guidance recommended by these agencies. The results of the wetland delineation shall be documented in a report to determine project impacts and avoidance, and if required, facilitate the acquisition of federal and state permits.

MM BIO-9 **Wetland Permits.** Prior to construction of future Master Plan projects (i.e., trail connection to the Community Field, parking lot expansion, and/or opening of new

campus entry) that are confirmed to result in potential impacts to jurisdictional wetlands, as identified through implementation of MM BIO-8 above, the District shall obtain the required federal and state permits from the USACE, RWQCB, and/or CDFW, as specified below:

i. An application for a Nationwide or Individual Permit, depending upon the extent of impacts, shall be submitted by the project applicant to the USACE pursuant to Section 404 of the CWA. If required, the project applicant shall obtain a Nationwide or Individual Permit from the USACE for all impacts, temporary and/or permanent, to any areas within the proposed project which are determined to qualify as waters of the U.S. subject to USACE jurisdiction.

ii. For any future Master Plan project requiring a federal license or permit to construct or operate, which may result in any discharge into waters of the U.S., the District shall submit to the RWQCB a request for Water Quality Standards Certification pursuant to Section 401 of the CWA to confirm that the discharge would comply with applicable water quality and discharge provisions.

iii. A Notification of Lake or Streambed Alteration shall be submitted by the District to the CDFW pursuant to California Fish and Game Code Section 1602. If required, a Streambed Alteration Agreement shall be obtained from the CDFW for all impacts, temporary and/or permanent, to any areas within the project which are determined to qualify as streambed and/or riparian subject to CDFW jurisdiction.

The District shall mitigate the loss of jurisdictional wetlands through the implementation of the habitat-based compensatory mitigation proposed within MM BIO-2 above, unless otherwise conditioned by the USACE, RWQCB, and CDFW in federal and state permits.

MSCP Hardline Preserve

The prior EIR identified MM 4.4-4 to mitigate for the shortfall in preserve area required under the HLP, which required the District to expand the size of the biological preserve on campus to 45.8 acres and restore 1.7 acres of Diegan coastal sage scrub within the MSCP Preserve on campus. MM BIO-10 provides updated acreage and clarification to MM 4.4-4, MM 4.4-5, and MM 4.4-7 from the 2004 EIR. This updated measure would replace and supersede the former measures in the 2004 Final EIR. Therefore, the following measure is equivalent to or more effective than the original mitigation measures.

MM BIO-10 **Habitat Restoration and Enhancement**. The District shall implement active Diegan coastal sage scrub restoration within campus preserve areas, which will specifically target, at a minimum, a total of 1.8 acres of disturbed non-native upland habitat types located in the northern portion of campus preserve areas and MSCP Hardline Preserve. The District shall retain a qualified biologist or restoration specialist to prepare a habitat restoration plan, which will include, at a minimum, an implementation strategy, appropriate seed mixtures and planting method; irrigation; quantitative and qualitative success criteria; maintenance, monitoring, and reporting program; estimated completion time; and contingency measures. The District shall retain a qualified landscape contractor with demonstrated native habitat restoration experience to

perform installation and maintenance of restored habitat, and a qualified biologist or restoration specialist to implement restoration monitoring and reporting requirements until performance and success criteria are met. The District shall also treat and/or remove non-native invasive and exotic plant species from campus preserve areas, which shall specifically target, at a minimum, giant reed and other highly invasive non-natives within the unnamed drainage feature that traverses the eastern portions of campus.

Permanent signage and fencing shall be installed, at a minimum, at the perimeter of campus preserve areas that abut Fury Lane. Signage shall also be installed at the perimeter of campus preserve areas that abut existing and proposed campus developments.

In addition, in fulfilling their ongoing management responsibilities, the District is committed to the following area-specific management directives within the campus preserve, which is consistent with the Habitat Management Plan:

Habitat Management – To ensure long-term biological resource management and monitoring is implemented in perpetuity, the District or a qualified designee will provide active management to sustain the viability of the habitat and implement this and other prescribed measures from the District's HLP and associated Habitat Management Plan. The District will be responsible for maintaining the biological integrity of the mitigation area and will abide by all management and monitoring measures.

Indirect Impacts

Night Lighting

Mitigation Measure (MM) BIO-11 provides language modifications and updates to MM 4.4-8 from the 2004 EIR. This updated measure would replace and supersede the former measure in the prior Final EIR. Therefore, the following measure is functionally equivalent to or more effective than the original mitigation measure.

MM BIO-11 **Night Lighting.** The District shall require that lighting for future projects sited adjacent to MSCP Hardline Preserve and campus preserve areas is of low illumination, shielded, and directed downwards and away from adjacent native habitat areas.

Noise

Implementation of MM BIO-5 and BIO-6, presented above, shall ensure that construction-related noise is minimized such that construction will not adversely affect gnatcatcher breeding activities and other nesting birds, thereby reducing potential indirect impacts to a less than significant level.

3.4 CULTURAL RESOURCES

3.4.1 Summary of Cultural Resources Impacts from 2004 EIR

A cultural resource survey for the 2003 Master Plan was conducted in July 2003 and included a literature review, record search and field survey of the undeveloped portions of the campus. Past aerial photographs also were used to identify potentially historic resources on site. The survey revealed that no cultural resource studies had been completed within the campus itself. Thirty-three cultural resource

studies were conducted, and thirty-five cultural resource sites were identified, within a one-mile radius of the campus; these include prehistoric habitation sites, camp sites, bedrock milling features, special use sites, isolates and historic resources. Archaeologists intensively surveyed most of the undeveloped and landscaped portions of the campus for cultural resources in 2003, and also spot-checked the steep slopes to the west of campus development. No prehistoric resources were identified during the field survey; however, potential remnants of early ranching in the Jamacha Valley were identified within the southern portion of the campus in the existing horticultural area.

3.4.2 Historical Resources

As assessed in the 2004 EIR, implementation of the Master Plan could potentially impact historical resources. Although Master Plan implementation would involve demolition or renovation of existing structures, all campus structures were constructed in 1978 or later so none of these existing structures was considered historic. Moreover, the literature review, record search, and field survey did not identify any historic resources within the study area. Review of the 1928 aerial photograph located a farmstead and orchards in the horticulture area of the campus. No structures were identified during the field survey; however, structural remains or refuse filled pits, privy vaults, wells or other features that possibly contain significant artifact deposits were found to potentially be present in the undeveloped portions of the campus that were previously used for farming, in particular the southern and eastern portions. While the Master Plan did not propose construction of any structures in these areas, two large parking lots (identified as projects 12 and 16 on the 2003 Master Plan map) were proposed in the vicinity of the historic farmstead. Because of the potential to encounter historic resources associated with past farming, potentially significant impacts to such resources were expected to occur if they were encountered as a result of parking lot construction; associated mitigation would be required.

3.4.2.1 Archaeological Resources

The 2003 Master Plan was found to not cause a substantial adverse change in the significance of any archaeological resources. The literature review, record search, and field survey conducted for the 2003 Master Plan did not identify any archaeological resources, including cemeteries or human remains, within the study area. Although the on-campus steep slopes were spot-checked rather than intensely surveyed, archaeological resources generally are not found within steep sloping terrain. As no development under the 2003 Master Plan would take place on steep slopes, associated impacts to archaeological resources were not expected to occur as a result of the proposed project. The 2004 EIR concluded that the Facilities Master Plan would not disturb any human remains, including those interred outside of formal cemeteries. Much of the campus had been disturbed by previous grading activities associated with prior campus development. Since no known burial sites were located within the campus and the proposed development areas had been previously graded and disturbed, the potential to uncover human remains during construction was found to be extremely low to nonexistent. Impacts related to disturbance of human remains would not occur as a result of the project assessed in the 2004 EIR and no associated mitigation measures were required. Refer to Section 4.5 of the 2004 EIR for more information regarding the cultural resources impact analysis and the resulting conclusions.

3.4.3 Cultural Resources Impacts Associated with Revised Project

Significant impacts to historical resources were identified in the 2004 EIR, and potential impacts to historical resources under the Facilities Master Plan Update are expected to occur for similar reasons, based on the fact that development of surface parking areas and the community field would occur in the

vicinity of the historic farmstead (i.e., southern and eastern areas of campus). The historical resources mitigation measure included in the 2004 EIR remains feasible and would apply to the impacts that could potentially occur under implementation of the Facilities Master Plan Update. Implementation of this measure would reduce identified impacts related to historical resources below a level of significance.

No significant impacts to archaeological resources were assessed in the 2004 EIR and, similarly, no such impacts are expected to occur under the Facilities Master Plan Update.

In summary, no new or increased cultural resources impacts would occur associated with the Facilities Master Plan Update, as compared to those assessed in the 2004 EIR. The cultural resources significance conclusions reached in the 2004 EIR would remain the same, and no additional cultural resources mitigation would be required under the Facilities Master Plan Update.

3.4.4 Cultural Resources Mitigation Measures

Mitigation Measure (MM) 4.5-1 from the 2004 EIR remains applicable to the Facilities Master Plan Update and would reduce potentially significant historical resources impacts to below a level of significance. A minor change has been made to the wording in the first sentence of the mitigation measure to remove reference to parking lots 12 and 16 and instead reference the surface parking lots and community field. Therefore, the following measure is functionally equivalent to or more effective than the original mitigation measure.

MM 4.5-1 Prior to commencement of grading/excavation in the future sites of the surface parking lots and community field, the District or construction contractor shall retain the services of a qualified archaeologist to implement an archaeological monitoring and recovery program. The retained archaeologist shall attend the pre-construction meeting and shall be present half-time during grading/excavation at the beginning of project grading and/or excavation and shall be increased or decreased depending on initial results (per direction of the archaeologist). In the event of a discovery, the archaeologist shall have the authority to temporarily halt or redirect construction activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources. The archaeologist, in consultation with the District, shall determine the significance of the discovery, if applicable. For significant resources, a recovery program shall be prepared and carried out to mitigate impacts before ground disturbing activities in the area of discovery are resumed. A report summarizing the results, analysis and conclusions of the monitoring program shall be submitted to the District within three months following termination of monitoring activities.

3.5 GEOLOGY/SOILS

3.5.1 Summary of Geology/Soils Impacts from 2004 EIR

Potentially significant impacts were assessed to the issue of geology/soils in the 2004 EIR; however, the prior report concluded that observed soil and geologic conditions on the Cuyamaca College campus would not preclude development proposed under the 2003 Master Plan, provided that the District would conform to all applicable industry/regulatory standards and recommendations identified in the site-specific geotechnical investigations. The standards and recommendations were associated with a number of potential seismic and non-seismic geologic hazards, and included 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 by a qualified geotechnical engineer; (3) implementation of grading and design specifications identified in the associated geotechnical investigations and/or subsequent reviews and field observations; and (4) conformance with existing industry standards and guidelines, including applicable California Building Code (CBC), Uniform Building Code (UBC), Greenbook, and American Society for Testing of Materials (ASTM) specifications. Therefore, potential impacts were found to be reduced to a level below significance for nearly all of the potential geology and soils effects discussed in the 2004 EIR, including ground rupture, seismic ground shaking, liquefaction and settlement/ground failure, or landslides; tsunamis, seiches, or earthquake-induced flooding; instable manufactured slopes or retaining walls; expansive soils; drainage/ shallow groundwater; oversize materials; and compressible material/settlement.

The analysis in the 2004 EIR did, however, determine that potentially significant impacts could occur due to the possible presence of corrosive soils on campus; these potential impacts would not be reduced to a level below significance solely through conformance to applicable standards and recommendations. As potential corrosion hazards impacts were found to be significant, mitigation was required. Refer to Section 4.7 of the 2004 EIR for more information regarding the geology/soils impact analysis and the resulting conclusions as summarized herein.

3.5.2 Geology/Soils Impacts Associated with Revised Project

The Facilities Master Plan Update would advance some of the same projects analyzed in the 2004 EIR, but many of the projects would be developed on a smaller scale and several have been altogether eliminated from the plan, while a few new projects have been added. As concluded in the 2004 EIR for the 2003 Master Plan, geology and soils effects related to ground rupture, seismic ground shaking, liquefaction and settlement/ground failure, or landslides; tsunamis, seiches, or earthquake-induced flooding; instable manufactured slopes or retaining walls; expansive soils; drainage/shallow groundwater; oversize materials; and compressible material/settlement also would not be significant related to the revised Project/2013 Facilities Master Plan Update. This conclusion is again based on the District's implementation of applicable recommendations from site-specific geotechnical investigations/observations and conformance with identified industry/regulatory standards for the currently proposed projects. The potentially significant impacts assessed in the 2004 EIR due to the possible presence of corrosive soils on campus would remain applicable to projects implemented under the Facilities Master Plan Update. As such, mitigation for potential corrosion hazards would be required in concert with implementation of all applicable recommendations from site-specific geotechnical investigations/observations and conformance to identified industry/regulatory standards.

3.5.3 Geology/Soils Mitigation Measures

Mitigation Measure (MM) 4.7-1 from the 2004 EIR remains applicable to the 2013 Facilities Master Plan Update and would reduce potentially significant corrosion impacts to below a level of significance:

MM 4.7-1 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 over-excavation) 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.

3.6 HYDROLOGY/WATER QUALITY

3.6.1 Summary of Hydrology/Water Quality Impacts from 2004 EIR

Potentially significant impacts were assessed to the issues of hydrology and water quality in the 2004 EIR; however, the prior report concluded that the District would conform to all applicable regulatory requirements upon implementation of the proposed Master Plan, including National Pollutant Discharge Elimination System (NPDES) permits and the Regional Water Quality Control Board (RWQCB) San Diego Basin Plan. Such conformance entailed the preparation and implementation of detailed plans to address potential water quality issues during short-term Master Plan construction (e.g., Storm Water Pollution Prevention Plans [SWPPPs]) and long-term use/operational (e.g., Storm Water Management Plans [SWMP]) activities. The 2004 EIR further concluded that, because the preparation and effective implementation of these plans (along with related monitoring, maintenance, and reporting efforts) was either required under existing laws and regulations, or were voluntarily being implemented by the District, all potential hydrology/water quality impacts associated with the Master Plan would be avoided or reduced below a level of significance and mitigation was not required.

As impacts to hydrology/water quality were found to be less than significant, no mitigation was required. Refer to Section 4.6 of the 2004 EIR for more information regarding the hydrology/water quality impact analysis and the resulting conclusions as summarized herein.

3.6.2 Hydrology/Water Quality Impacts Associated with Revised Project

With implementation of the Facilities Master Plan Update, the District would continue to conform to the noted NPDES and RWQCB requirements described in the 2004 EIR, including the current NPDES Construction General Permit (SWRCB Order No. 2009-0009-DWQ; as amended by Order No. 2010-0014-DWQ) and Municipal Phase II Permit (SWRCB Order No. 2013-0001-DWQ), as well as the related monitoring, maintenance, and reporting efforts. Furthermore, in addition to existing on-campus drainage structures (e.g., vegetated bioswales)—some of which have been constructed as part of the completed Master Plan projects listed in Table 1—it is anticipated that implementation of the Facilities Master Plan Update may include additional bioswales, or other natural runoff retention/treatment systems (e.g., pervious paving, bio-retention basins, rain barrels) to manage storm water close to where it falls on campus. Based on the foregoing, the potential for impacts to hydrology and water quality would not be substantially more severe under the Facilities Master Plan Update, and the less than significant conclusions reached in the prior report would remain the same. No associated mitigation would be required under the Facilities Master Plan Update.

3.6.3 Hydrology/Water Quality Mitigation Measures

As described in the 2004 EIR, because impacts to Hydrology/Water Quality would be less than significant, no mitigation is required.

3.7 NOISE

3.7.1 Summary of Noise Impacts from 2004 EIR

The 2004 EIR evaluated the potential for construction activities associated with the 2003 Master Plan to cause a substantial temporary increase in ambient noise levels within or around Cuyamaca College or to expose people to excessive noise levels. Master Plan development was proposed to occur in close proximity to on-campus noise-sensitive uses, including classrooms, the Learning Resource Center (LRC), and the Child Development Center, as well as at other campus buildings and existing off-campus residential uses. Noise generated during construction and demolition activities associated with the 2003 Master Plan was found to result in a substantial temporary increase in ambient noise on campus that was considered a potentially significant noise impact requiring mitigation.

Noise generated during construction and demolition activities associated with the 2003 Master Plan also was found to result in a substantial temporary increase in ambient noise at the existing off-campus residential uses to the north, east, and south. Noise generated during construction and demolition activities was found to be audible, and could possibly represent a nuisance, at these residences. Specifically, proposed construction activities were found to occur as close as approximately 1,200 feet from the residences to the north, approximately 500 feet from the residences to the east, and immediately adjacent to the residences to the south. Consequently, existing ambient noise levels at adjacent residences would be temporarily elevated, most notably at the apartment complex to the south of campus which would experience substantial increases as compared to existing ambient noise levels due to the adjacency of the complex to proposed campus development. Ambient noise level increases at the residences to the north and east, however, were found to not be substantial due to their relative distance from the campus combined with the presence of intervening topography and/or structures. Therefore, construction-related noise impacts to off-campus residential uses were considered potentially significant and did not require mitigation.

Operational impacts associated with mobile (vehicular) and stationary noise were identified in Section 5.3.5 of the 2004 EIR as not significant and, therefore, not requiring further analysis. This conclusion was drawn primarily on the basis that forecast trips along local roads would be less than the planned capacity of the roadway network, thereby resulting in noise levels along those roads that would be lower than levels anticipated in the County General Plan and Valley De Oro Community Plan. Refer to Section 4.10 of the 2004 EIR for more information regarding the construction noise impact analysis and the resulting conclusions as summarized herein.

3.7.2 Noise Impacts Associated with Revised Project

Noise generated during construction and demolition activities associated with the 2003 Master Plan was found to result in a substantial temporary increase in ambient noise on campus, as well as at the existing residential uses to the south. Similar construction- and demolition-related noise effects would occur during development associated with the 2013 Facilities Master Plan Update, although to a somewhat lesser degree due to the reduction in the scale of development and student enrollment. Similar to the 2003 Master Plan, campus development activities proposed under the 2013 Facilities Master Plan Update would occur in close proximity to (1) on-campus noise-sensitive uses, including classrooms, the Learning Resource Center (LRC) and the Child Development Center, and (2) off-campus residential uses, especially those to the south of campus. While much of the new construction would occur in the interior of campus and farther north/away from the residential receptors, construction of the community field

and road realignment and new campus entry would occur along the southern edge, thereby resulting in short-term noise effects to the residential receptors to the south. The construction noise mitigation measures included in the 2004 EIR remain feasible and would apply to the impacts that are expected to occur both to on-campus noise-sensitive uses and off-campus residential uses under implementation of the 2013 Facilities Master Plan Update. Implementation of these measures would reduce identified construction noise impacts to below a level of significance; the measures are included below under MM 4.10-1. Any additional operational (stationary) noise that would be generated by implementation of the 2013 Facilities Master Plan Update would be negligible due to the District's ongoing noise-minimizing efforts. As part of the project design for new campus structures, the District would consider heating, ventilation, and air conditioning (HVAC) units as a potential noise source and advance only those designs that minimize the potential for exceeding noise standards. For example, the proposed expansion of the Central Plant would be constructed inside an enclosed structure to minimize associated noise effects to on-campus users.

Regarding mobile (vehicular) noise levels generated during Project operations associated with the 2013 Facilities Master Plan Update, the 2019 traffic letter report prepared by LLG compares actual trip generation rates with rates forecast by the County General Plan traffic model. According to Table 1 from the traffic memo noted below, future total student enrollment and associated trip generation to occur through the planning period under the 2013 Facilities Master Plan Update would be 11,150 students and 13,400 average daily trips (ADT), respectively. (As further explained in the memo, this results in an increase in student enrollment of 1,550 students over 2017 baseline enrollment levels, with an associated ADT increase of 1,900. But no new additional campus classroom capacity is proposed with the 2013 Facilities Master Plan Update.) The current County of San Diego General Plan model, however, predicts that student enrollment at the Cuyamaca campus would total 14,400 at buildout. Based on the foregoing, both the 2003 Master Plan and the adopted County General Plan model largely overstated the campus trip generation numbers (and, therefore, the associated traffic noise that would affect receptors adjacent to local roadways). In other words, Project revisions would result in far fewer ADT than assessed in the 2004 EIR as well as fewer ADT than anticipated in the County General Plan long-term traffic projections, which means that traffic noise levels associated with the Project would not be greater than projected adjacent to local roads. In conclusion, not only would no new traffic-related noise impacts occur in and around the Cuyamaca campus, but such noise effects would actually decrease as compared to the effects assessed in the 2004 EIR. The foregoing efforts by the District ensure that implementation of the 2013 Facilities Master Plan Update would not result in new significant operational noise impacts to on- or off-campus users. No mitigation measures are required for less-than-significant operational impacts associated with mobile and stationary noise.

3.7.3 Noise Mitigation Measures

Mitigation Measure (MM) 4.10-1 from the 2004 EIR remains applicable to the 2013 Facilities Master Plan Update and would reduce potentially significant construction noise impacts to below a level of significance:

MM 4.10-1 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 with which to report construction noise complaints.

3.8 PALEONTOLOGY

3.8.1 Summary of Paleontology Impacts from 2004 EIR

Based on the discussions of site geology provided in the 2004 EIR, the geologic formations considered most likely to be encountered during grading and excavation for development of the Facilities Master Plan included Quaternary alluvium/colluvium and Cretaceous granitic rocks. Jurassic metavolcanic and metasedimentary rocks, which include the Santiago Peak Volcanics, were mapped along minor portions of the western and northwestern campus boundaries and also were expected to underlie portions of the Facilities Master Plan development area at depth. Although the probability was considered low that Santiago Peak Volcanics would be encountered due to (1) the fact that surface exposures were limited to areas north and/or west (i.e., outside of) the developable portions of campus, and (2) their anticipated depth below the Cretaceous granitic rocks, it was found to be not wholly impossible that the high-sensitivity Santiago Peak Volcanics could be encountered during Master Plan development. Additional deposits known to occur within the campus were limited to Quaternary alluvium/colluvium and Cretaceous granitic rocks, which are of low and no sensitivity, respectively. All of the noted deposits assumed to be located within the Facilities Master Plan area and vicinity and their associated paleontological resource sensitivity ratings were listed in Table 4.8-1 in the 2004 EIR. Based on this information, implementation of the 2003 Master Plan was found to result in potentially significant paleontological resource impacts if Jurassic metavolcanic and metasedimentary rocks, specifically applicable members of the Santiago Peak Volcanics, were encountered during grading and excavation activities. Refer to Section 4.8 of the 2004 EIR for more information regarding the paleontology impact analysis and the resulting conclusions as summarized herein.

3.8.2 Paleontology Impacts Associated with Revised Project

Potentially significant impacts to paleontological resources, which would represent a loss of such resources, were assessed in the 2004 EIR due to the possible presence of a high sensitivity formation (Santiago Peak Volcanics, within Jurassic metasedimentary or metavolcanic rocks) underlying the portions of campus where Master Plan construction would occur. Similarly, potential impacts to paleontological resources could occur associated with development of projects proposed under the

2013 Facilities Master Plan Update if excavation into this sensitive formation is proposed. As stated in the 2004 EIR, mitigation measures would be required if the site-specific geotechnical investigations to be conducted for new development under the Master Plan determine that proposed excavation and grading activities may encounter Jurassic metasedimentary or metavolcanic rocks.

3.8.3 Paleontology Mitigation Measures

The following mitigation measures from the 2004 EIR remain applicable to the 2013 Facilities Master Plan Update and would reduce potentially significant impacts to paleontological resources to below a level of significance:

MM 4.8-1 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.

MM 4.8-2 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 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 shall be conducted as outlined below.

MM 4.8-3 The project paleontologist or a paleontological monitor shall 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 shall be at least half-time at the beginning of excavation, and shall be either increased or decreased depending on initial results (per direction by the project paleontologist).

MM 4.8-4 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.

MM 4.8-5 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.

3.9 POPULATION AND HOUSING

3.9.1 Summary of Population and Housing Impacts from 2004 EIR

Cuyamaca College is located in a developed area currently served by existing utilities, infrastructure, and public services that was found to accommodate proposed campus development. Proposed development under the 2003 Master Plan consisted of academic, administrative, and recreational facilities and did not

include housing or businesses that could result in direct population growth or impact housing supplies. Implementation of the 2003 Master Plan was expected to create approximately 75 new employment opportunities consisting of additional faculty and staff positions; however, it was anticipated that the majority of the new positions would be filled by persons already residing in the region and thus, the Master Plan was found to not create a new demand for additional housing or place significant pressure on local housing supply. Implementation of the Master Plan was expected to accommodate an anticipated enrollment increase of approximately 7,000 students, while population growth within the District's boundary was anticipated to increase by approximately 30 percent by the year 2015. The 2004 EIR concluded that development pursuant to the Master Plan would not directly induce population growth but rather would accommodate anticipated regional growth. Because the campus is located in a developed area, no new public roadway segments, extensions, or widening projects were found to be required to support Master Plan implementation. The Master Plan also was found to not displace any people or housing. Based on the foregoing, Master Plan implementation was found to not indirectly induce population growth. No significant impacts to population and housing were assessed in the 2004 EIR and mitigation was not required. Refer to Section 4.11 of the 2004 EIR for more information regarding the population and housing impact analysis and the resulting conclusions as summarized herein.

3.9.2 Population and Housing Impacts Associated with Revised Project

Implementation of the 2013 Facilities Master Plan Update would not directly or indirectly induce population growth, as it would not result in construction of new housing or put pressure on local housing supplies, nor would it displace existing housing or persons. The Project involves a reduction in student enrollment, which would lessen the number of jobs to be created by the campus in the future. Because population and housing impacts associated with the 2013 Facilities Master Plan Update would be less than significant, no mitigation is required.

3.9.3 Population and Housing Mitigation Measures

As described in the 2004 EIR, impacts to population and housing would be less than significant, and no mitigation is required.

3.10 TRAFFIC AND CIRCULATION

3.10.1 Summary of Traffic and Circulation Impacts from 2004 EIR

A traffic impact study completed by KOA Associates (August 2003) for the 2003 Master Plan was used to prepare the traffic and circulation analysis included in the 2004 EIR. The KOA study analyzed Existing Plus Project (Year 2003) 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. The analysis represented a worst-case scenario, as it assumed immediate completion of all Master Plan construction projects and, consequently, immediate introduction of all of the associated traffic trips to the surrounding transportation network. The potential worst-case traffic scenario evaluated by KOA assumed an increase of 7,000 students above the existing 2002-2003 school year enrollment of 8,000 students, for a total of 15,000 students by the year 2015. This increase was expected to generate an additional 8,400 ADT, with approximately 1,008 AM peak hour trips and 756 PM peak hour trips, for a total of approximately 18,000 ADT.

Under the 2003 Master Plan, with the addition of project-generated traffic, campus buildout in Year 2015 was projected to result in 14 significant traffic impacts to the adjacent circulation system. Following is a brief summary of the significant traffic impacts assessed for the Master Plan in the 2004 EIR:

Existing Plus Project

- Implementation of the 2003 Master Plan was found to reduce the level of service (LOS) along six study area **roadway segments** to LOS E or F, and the volume-to-capacity (V/C) ratio along these segments would increase by more than 0.02; as such, impacts were found to be significant.

- Implementation of the 2003 Master Plan was found to result in significant impacts to peak-hour **intersection operations**, with six intersections operating at unacceptable LOS E or F during the AM peak hour and four during the PM peak hour. These same intersections also would experience increases in delay of greater than two seconds; as such, impacts were found to be significant.

Long-term

Under Long-term conditions, buildout of the County of San Diego General Plan Circulation Element was assumed, which increased the capacity of some of the study area roadways. Construction of numerous study-area roadway improvements was assumed under Long-term conditions, with details of such provided in the 2004 EIR.

- With the addition of project-generated traffic under Long-term with Project conditions, four **roadway segments** were found to operate at unacceptable LOS (E or F); however, the V/C ratio would only exceed the allowable 0.02-increase at two of these roadway segments, where impacts were found to be significant on a project and cumulative level and required mitigation

- With the addition of project traffic, seven **intersections** were found to operate at LOS E or F and experience an increase in delay greater than two seconds, thus resulting in significant impacts that required mitigation.

- With the addition of project traffic, the segments of SR 94 in the study area were found to operate at LOS B under Long-term conditions. Therefore, impacts to **freeway segments** were found to be less than significant.

Despite improvements recommended in the 2004 EIR, significant and unmitigated traffic/transportation impacts were identified for the Long-term Condition. Refer to Section 4.1 of the 2004 EIR for more information regarding the traffic and circulation impact analysis and the resulting conclusions as summarized herein.

Finally, of the projects completed on campus since the 2003 Master Plan was adopted in 2004, two were determined by the County in a CEQA lawsuit filed against the 2004 EIR to have the potential to contribute to cumulatively significant traffic impacts off campus, on the basis that they proposed an increase in classroom space that would result in additional student enrollment and related traffic. The two projects—the Communications Arts Building and Business and Computer Information Systems (CIS) Building—were the subject of a negotiated Settlement Agreement reached between the District and the County on December 20, 2007. In accordance with the terms of that Settlement Agreement, the District

contributed $874,000 toward the County of San Diego TIF Program for network improvements in the immediate vicinity of the campus for the projected 1,341 net ADT to be generated by the two noted campus buildings. Both buildings have since been constructed and are operating.

3.10.2 Traffic and Circulation Impacts Associated with Revised Project

Over the years since the 2007 Settlement Agreement was reached, enrollment at Cuyamaca College has fluctuated up and down (i.e., between negative 13 percent and positive 13 percent), with an average annualized growth rate amounting to approximately one percent. The conclusion to be drawn from the increases and decreases in enrollment numbers over the years since the completion of classroom expansion projects is that there is no direct correlation between campus development and student enrollment (LLG 2019). Based on District enrollment trends and building phasing, increases in enrollment and, thus, traffic generation have historically been most influenced by economic, population, and demographic factors rather than classroom capacity. The 2013 Facilities Master Plan Update proposes no increases in classroom space but does anticipate general growth on campus likely due to outside economic factors.

The 2019 traffic letter prepared by LLG assesses whether the changes to the Project or circumstance would result in new significant traffic impacts that were not already identified in the 2004 EIR. The study area locations for which traffic volume data was collected represent the circulation network analyzed for significant traffic impacts in the 2004 EIR, with the addition of the Cuyamaca College Drive East/ Jamacha Boulevard (SR 54) intersection. A comparison of the Master Plan buildout conditions on study area street segments was conducted to determine if the 2013 Facilities Master Plan Update would result in changes to conclusions of significance for study area roadways.

A comparison of the Project trip generation and that analyzed in the 2004 Final EIR is provided below in Table 2, *Campus Enrollments and Traffic Generation*. In both cases, the trip rate used to calculate campus ADT is 1.2 trips per student, based on SANDAG's trip generation manual (SANDAG 2002). The manual provides recommendations for probably traffic generation of various land uses based upon local, regional, and national studies of existing development in comparable settings.

Table 2
CAMPUS ENROLLMENTS AND TRAFFIC GENERATION

Source	Baseline Enrollment (Year)	Future (Buildout) Enrollment	Increase over Baseline	Daily Trip Generation
2013 Facilities Master Plan Update	9,600 students (Year 2017)	11,150 students	1,550 students	13,400 ADT
2003 Master Plan	8,000 students (Year 2002-2003)	15,000 students	7,000 students	18,000 ADT

For the sake of consistency throughout the revised traffic analysis, the year 2017 campus enrollment of 9,600 and the campus buildout enrollment projection of 11,150 for the 2013 Facilities Master Plan Update are used when comparing the project's traffic impacts with those assessed in the 2004 EIR and related traffic impact study. The 2018 study used the same trip distribution assumptions from the 2004 EIR and applied them to the anticipated trip generation expected from the 2013 Facilities Master Plan

Update increase of 1,550 students (or the amount of additional enrollment expected between 2017 and 2030). The results of the 2019 study by LLG are summarized below.

The 2013 Facilities Master Plan Update and the associated 1,550 additional student enrollment that would occur through the planning period of the Update over 2017 baseline enrollment were calculated to result in an additional 1,900 ADT (based on a 1.2 ADT per student trip generation rate) by the Year 2030. The 1,900 additional ADT were then assigned to the street system and evaluated based on the County of San Diego significance determination thresholds. The additional ADT was found to have a negligible effect on the study area street system showing nominal changes in V/C ratios between 0.00 and 0.02. By comparison, the 2003 Master Plan was assumed to result in an additional 8,400 ADT on the street system and several significant near-term and long-term traffic impacts, as discussed above. It can therefore be concluded that the 1,900 ADT conservatively attributed to the Project would not result in any new adverse impacts in and around the Cuyamaca College campus beyond levels assumed in the 2004 EIR.

It should also be noted that the intersection of Cuyamaca College Drive East at Jamacha Boulevard (SR 54) operates at a very good level of service today as a right- turn in/right-turn out only driveway serving a small amount of multi-family housing trips (14 AM/10 PM trips out; 12 AM/19 PM trips in). With the low number of peak hour trips assumed from the addition of 1,550 students (48 AM/35 PM), the number of trips expected to use this limited access driveway instead of the main signalized full access intersections at Cuyamaca College Drive West/Jamacha Boulevard (SR 54) and Rancho San Diego Parkway/Fury Lane would be very low and would not result in a significant operational impact.

In conclusion, a comparison of Year 2003 and 2017 daily traffic volumes in the Project study area indicates that volumes have generally increased in the area on average by approximately 6 percent. These increases are realized, however, even with the increasing and decreasing fluctuations in enrollment in campus population that has occurred over the past 14 years and with the completion of several 2003 Master Plan projects.

The level of service analysis for the revised Project would result in no new impacts and, in some cases, previously identified impacts would not occur under the 2013 Facilities Master Plan Update. In addition, several transportation network improvements have been completed in the study area to increase capacity or improve traffic conditions off campus, many of which are consistent with mitigation measures recommended in the 2004 EIR. For the two locations where mitigation has been previously recommended but has not been implemented (described further below under 3.10.3), the 2018 analysis presented above demonstrates that the 2013 Facilities Master Plan Update would not result in significant traffic impacts and, thus, mitigation would no longer be required at these locations.

All these factors combined lead to the conclusion that traffic conditions surrounding the campus are not directly affected by the physical expansion of the college campus that has occurred since certification of the 2004 EIR. It can be concluded, therefore, that any traffic impacts that may occur associated with the 1,550-student increase to 11,150 students anticipated to occur through planning period of the 2013 Facilities Master Plan Update would be substantially less than those assessed in the 2004 EIR. Additionally, the cumulative impacts of campus development have already been mitigated by the $874,000 TIF payment made to the County which enabled the construction of network improvements identified in the 2004 EIR. Thus, no new significant traffic impacts would result from revisions to the adopted 2003 Master Plan and no additional mitigation measures are required.

3.10.3 Traffic and Circulation Mitigation Measures

Since certification of the 2004 EIR, there have been several enhancements to the street system within the Project study area, many of which also were identified in the 2004 EIR Mitigation Monitoring Program as mitigation measures that would reduce identified impacts to below a level of significance. These MMs were recommended in the 2004 EIR and proven to reduce traffic impacts based on a projected buildout enrollment of 15,000 students, generating 8,400 ADT over the existing enrollment at that time (KOA 2002).

Table 3, *Traffic Mitigation and Road Network Status*, lists the significantly impacted roadways and recommended improvements outlined in the 2004 Final EIR, and identifies network improvements that have been completed since the prior analysis was certified.

Table 3
TRAFFIC MITIGATION AND ROAD NETWORK STATUS

MM # [a]	Location	Recommended Mitigation Measures	Improvements Completed As of 2017
Street Segments			
MM 4.1-1	**Jamacha Road (SR 54)** Cuyamaca College Dr West to Fury Ln	Widen to 6-Lane Prime Arterial	Widened to 6-Lane Prime Arterial
MM 4.1-2	**SR 54/Jamacha Road** Fury Ln to Willow Glen Dr	Widen to 6-Lane Prime Arterial	Widened to 6-Lane Prime Arterial
MM 4.1-3	**SR 54/Jamacha Road** Calle Albara to Hillsdale Rd	Widen to 6-Lane Prime Arterial	None implemented
MM 4.1-4	**Willow Glen Drive** Steele Canyon Rd to Hillsdale Rd	Widen to 4-Lane Major	Second WB Lane Striped Center Turn Lane
MM 4.1-5	**Jamacha Boulevard (SR 54)** Sweetwater Springs Blvd to Pointe Pkwy	Widen to 4-Lane Major	Widened to 4-Lane Major
N/A [b]	**Campo Road (SR 94)** Jamacha Blvd (SR 54) to Campo Rd (SR 94)/ Jamacha Rd (SR 54)	None proposed	Intersection Enhancements at Campo Rd (SR 94)/ Jamacha Blvd (SR 54) and Campo Rd (SR 94)/ Jamacha Rd (SR 54)
Intersections			
MM 4.1-6	Fury Ln/ Brabham St/ Rancho San Diego Pkwy	Eastbound/Westbound Protected Phasing	Eastbound/Westbound Protected Phasing
MM 4.1-7	Jamacha Rd (SR 54)/ Brabham St	Westbound: 1 LT, 1 T, 1 RT Eastbound: RT Overlap Phase	Southbound: 1 LT, 2 T, 1 Shared T/RT
MM 4.1-8	Jamacha Rd (SR 54)/ Chase Ave	Southbound: RT Overlap Phase Westbound: RT Overlap Phase	Eastbound: 1 LT, 1 T, 1 Shared T/R Westbound: 1 LT, 1 T, 1 RT
MM 4.1-9	Campo Rd (SR 94)/ Jamacha Blvd (SR 54)	Northbound: 1 Shared T/LT, 2 RT Northbound/Southbound: RT Overlap Phase and Split Phasing	Northbound RT Overlap Phase, 1 LT, 1 Shared LT/T, 1 RT Southbound: 1 LT, 1 Shared LT/T, 1 RT Westbound: 2 LT, 3 T, 1 RT Northbound/Southbound Split Phasing

Table 3
TRAFFIC MITIGATION AND ROAD NETWORK STATUS

MM # [a]	Location	Recommended Mitigation Measures	Improvements Completed As of 2017
MM 4.1-10	Jamacha Rd (SR 54) / Willow Glen Dr	Northbound: 2 LT, 3 T, 1 RT Southbound: 2 LT, 3 T, 1 RT Eastbound: 2 LT, 1 T, 1 RT Westbound: 2 LT, 1 T, 1 Shared T/RT	Northbound: 2 LT, 3 T, 1 RT Southbound: 2 LT, 3 T, 1 RT Eastbound: 2 LT, 1 Shared T/R, 1 RT Westbound: 2 LT, 1 T, 1 RT
MM 4.1-11	Jamacha Blvd (SR 54) / Sweetwater Springs Blvd	Southbound: 1 LT, 2 T, 1 RT	Southbound: 1 LT, 1 T, 1 Shared T/RT Eastbound: 1 Shared LT/T, 2 RT Westbound: 1 LT, 1 T, 1 RT
MM 4.1-12	Avocado Blvd/ Fuerte Dr	Eastbound: RT Overlap Phase	None
MM 4.1-13	Avocado Blvd/ Fury Ln	Westbound: RT Overlap Phase	Westbound: RT Overlap Phase

Notes:

a. MM = Mitigation measures number from the 2004 Final EIR
b. N/A = No feasible mitigation was available or recommended for this impacted location per the 2004 Final EIR because the location was fully built out according to the County General Plan
c. The General Plan EIR states that this segment of SR 54 is accepted at LOS F conditions

As shown in the Table 3, 12 of the 14 impacted locations addressed in the 2004 EIR have had improvements completed, either exactly as recommended in the EIR MMs or via other capacity-enhancing improvements. One street segment (i.e., Jamacha Road between Calle Albara and Hillsdale Road) and one intersection (i.e., Avocado Blvd/Fuerte Drive) have not been improved since the 2004 EIR was certified, despite the District's noted contribution to the County TIF as required by the Settlement Agreement.

Although mitigation was recommended in the 2004 EIR at the roadway segment of Jamacha Road (SR 54) between Calle Albara and Hillsdale Road, the revised Project analysis conducted by LLG summarized herein shows that the impact would not occur with implementation of the 2013 Facilities Master Plan Update (as further detailed in the 2019 LLG letter report). Therefore, MM 4.1-3 from the 2004 EIR is no longer needed or applicable and no additional mitigation is required.

For the impacted intersection of Avocado Boulevard at Fuerte Drive, the proposed 2013 Facilities Master Plan Update is projected to add approximately 150 ADT to this intersection where the adopted 2003 Master Plan added approximately 500 ADT. According to the 2004 EIR, the impact resulted in an increase in delay of 3.7 seconds with the addition of the 500 trips. With an increase of only 150 trips attributed to the revised project (i.e., a reduction of 70 percent in the amount of trips previously expected), the increase in delay at this location would be approximately one second, which would not result in a significant impact. Therefore, MM 4.1-12 from the 2004 EIR is no longer needed or applicable and no additional mitigation is required.

3.11 UTILITIES/SERVICE SYSTEMS

3.11.1 Summary of Utilities/Service Systems Impacts from 2004 EIR

3.11.1.1 Water Service

The 2004 EIR stated that the proposed 2003 Master Plan would result in an increased demand for potable water service of approximately 59,300 gallons per day. The prior report also noted, however, that the two public water mains extending from Fury Lane, as well as the 10-inch pipeline that enters the campus from these mains, had sufficient capacity and pressure to accommodate this increase and would continue to provide adequate water service to the campus. The proposed construction and remodel projects were not expected to exceed development intensities or overwhelm the ability of Otay Water District (OWD) to meet the Campus' demand for potable water. Finally, the campus would implement water conservation measures for new construction as part of its project design process, and was preparing to install weather-driven "smart" irrigation system upgrades to decrease water used for irrigation shortly after completion of the 2004 EIR. Based on the foregoing, impacts related to potable water demand and associated infrastructure were determined to be less than significant.

3.11.1.2 Sewer Service

The 2004 EIR stated that the 2003 Master Plan would generate an additional 105,000 gallons per day (gpd) of wastewater based on projections provided by OWD. At buildout of the Master Plan, peak-hour flows through the existing 27-inch sewer line in Jamacha Road would be at 63.6 percent capacity, which was found to be below the 75-percent capacity threshold. Accordingly, sufficient capacity was found to be available within the existing sewer line to accommodate the projected increases in wastewater flows and no facility upgrades were required.

The 2004 EIR further described that sewer infrastructure for the campus conveys wastewater flows to an 8-inch-diameter polyvinyl chloride (PVC) gravity pipeline that extends south from the campus along Cuyamaca College Drive East to Jamacha Road. According to OWD, no improvements to the wastewater conveyance infrastructure would be needed to serve the campus in the future under Master Plan buildout. The Ralph W. Chapman Water Recycling Facility was determined to have sufficient capacity available to serve the region, including the proposed 2003 Master Plan. Therefore, project impacts related to sewer services and associated infrastructure were determined to be less than significant.

3.11.1.3 Solid Waste Disposal

Implementation of the Master Plan was found to result in generation of solid waste associated with building demolition, new construction, and long-term project operations. The 2003 Master Plan project proposed to divert waste generated during demolition and construction from landfill through recycling efforts.

According to the 2004 EIR, waste generation associated with the 2003 Master Plan was 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 was unused permitted capacity at both landfills in the area at the time of EIR preparation, and the Master Plan's contribution was determined to be less than one ton per day, the EIR concluded that significant impacts would not occur. In addition, on-going recycling efforts by the District would ensure that the District's contribution to landfills would be minimized.

Refer to Section 4.9 of the 2004 EIR for more information regarding the utilities/service systems impact analysis and the resulting conclusions as summarized herein.

3.11.2 Utilities/Service Systems Impacts Associated with Revised Project

Water Service

The 2013 Facilities Master Plan Update includes several of the same projects as were analyzed in the previous EIR and some have been deleted. Renovation and reconstruction of existing campus buildings under the update could increase existing demand for potable water within the OWD service area; however, renovations and replacements typically improve the efficiency of water fixtures and reduce water consumption. In addition, fewer and/or smaller-scale projects are proposed under the 2013 Facilities Master Plan Update than were proposed in the 2004 EIR. A Water Supply Assessment is not warranted for the Facilities Master Plan Update because projects proposed on campus would not meet the criteria established in Senate Bill (SB) 610 (i.e., the Project does not propose more than 250,000 gsf of new buildings and would result in fewer than 1,000 new employees). As discussed above under *Population and Housing*, implementation of the Facilities Master Plan Update would not contribute to population growth but would instead accommodate the projected regional population increase. The campus would remain a Junior College land use; this is consistent with the San Diego Association of Governments (SANDAG) Series 12 forecasts, which is the basis for water demand projections developed by OWD in its 2015 Urban Water Management Plan (OWD 2016). Therefore, water demand on campus associated with the 2013 Facilities Master Plan Update would be similar to levels anticipated in the 2004 EIR and is accounted for in the water demand projections developed by OWD.

Furthermore, the campus has been implementing numerous District-wide water conservation measures since 2005, including use of the Cal Sense irrigation controller and weather station which has resulted in

a consistent annual decline in the amount of potable water used for irrigation (which accounts for nearly half of the potable water use on campus). The District also has converted from grass to synthetic turf on its sports fields, and has begun converting high-water use planting and turf areas to native and low-water use species. Other typical water conservation measures such as low-flow plumbing fixtures throughout the campus are utilized in new campus construction as a matter of project design, and would continue to be utilized as the proposed new construction and renovations associated with the 2013 Facilities Master Plan Update are implemented. Thus, impacts related to water demand and associated infrastructure would remain less than significant for the 2013 Facilities Master Plan Update.

3.11.2.1 Sewer Service

While not all of the projects included in the 2013 Facilities Master Plan Update were accounted for in the 2004 EIR, the overall number, scale, and magnitude of projects assessed in the prior EIR was greater, as was the projected new student population (i.e., 7,000 versus 1,550 new students). Accordingly, wastewater demand associated with the 2013 Facilities Master Plan Update is anticipated to be much less than that analyzed previously, with the prior EIR assuming an additional 105,000 gallons per day (gpd) of wastewater would be generated and the currently proposed demand being estimated at 52,500 gpd (assuming the 15 gpd per student factor provided by OWD). The 2004 EIR stated that average daily wastewater flows through the 27-inch diameter sewer trunk line in Jamacha Road would be approximately 2.4 mgd at Master Plan buildout, and would flow at 63.6-percent full during peak hour. As the threshold for a significant impact is 75-percent capacity, the prior EIR analysis resulted in a less than significant impact and, with an even further reduced peak-hour flow, impacts associated with the revised Project would remain less than significant.

Sewer infrastructure for the campus has remained the same since the 2004 EIR and wastewater flows would continue to be conveyed to an existing 8-inch-diameter PVC gravity sewer pipeline that extends from Cuyamaca College Drive East. No improvements to the current wastewater conveyance infrastructure would be needed to serve the campus in the future (Emmons, pers. comm. 2018). The Point Loma Wastewater Treatment Plant currently has sufficient capacity available to serve the region, including the revised Project. Therefore, Project impacts related to sewer services and associated infrastructure would be less than significant.

3.11.2.2 Solid Waste Disposal

The 2013 Facilities Master Plan Update proposes the renovation and reconstruction of existing structures on campus. As described above, however, the overall number, scale, and magnitude of projects assessed herein is much less than in the 2004 EIR, as is the projected new student enrollment and the assignable square footage. As such, the amount of solid waste that was anticipated to be generated in the 2004 EIR was 162.5 tons per year (0.4 ton per day), which is more than double the revised projection of 70.2 tons per year (0.2 ton per day) associated with the 2013 Facilities Master Plan Update, assuming the 0.0013 ton per year per building square footage factor. The campus also has an established recycling program that would continue to reduce the amount of solid waste generated on the campus during implementation of the Facilities Master Plan Update. In addition to the recycling and landfill diversion programs already in place on campus, the 2013 Facilities Master Plan Update recommends the implementation of the following waste-reduction measures: conduct a recycling and landfill diversion study; sort recyclables by product type to increase efficiency; coordinate with campus food service vendors to regularly collect used cooking oil, which would then be converted into biodiesel by an oil recycling company; commence an on-site composting program; phase out use of plastics by

campus food services; consider providing composting bins throughout the campus; and support student participation in Recyclemania, which is an intercollegiate recycling competition and benchmarking tool to promote waste-reduction activities on campus.

Although a waste diversion rate (i.e., reduction in waste disposal to landfill through recycling) of 50 percent is required, the campus has been diverting at least 65 percent of waste from landfill since 2003. The additional waste-reduction strategies included in the 2013 Facilities Master Plan Update are estimated to increase the on-campus waste diversion rate to a minimum of 75 percent. Therefore, assuming an increased operational diversion rate of 75 percent, the amount of total waste disposal from the campus would decrease upon buildout of the 2013 Facilities Master Plan Update rather than increase. Therefore, Project impacts related to solid waste disposal would be less than significant.

3.11.3 Utilities/Service Systems Mitigation Measures

As described in the 2004 EIR, because impacts to utilities/service systems would be less than significant, no mitigation is required.

4.0 CEQA DETERMINATION

Section 15164(a) of the Guidelines states the following:

> The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.

The proposed revisions to the 2003 Master Plan would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects due to substantial project changes or a substantial change in circumstances. Furthermore, new information associated with the proposed revisions does not indicate that the 2013 Facilities Master Plan Update would have one or more significant effects not discussed in the previous EIR; that significant effects previously examined would be substantially more severe than shown in the previous EIR; that mitigation measures or alternatives previously found not to be feasible would in fact be feasible; or that mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative. Additionally, substitution of previously adopted biological resources mitigation measures would not require major revisions to the previous EIR as the Project does not meet any of the criteria in State CEQA Guidelines Section 15162(a). In addition, substitution of mitigation measures is a minor technical change to the original project as the proposed mitigation measures are equally effective at reducing potential biological resources impacts to a less than significant level. Therefore, an Addendum was prepared to comply with CEQA.

As the Lead Agency for the proposed Project revision, the District is issuing this Addendum in accordance with Section 15164 of the State CEQA Guidelines.

Signature: _____ Date: 2/19/2019

Ken Emmons
Senior Director of Districtwide Facilities
Grossmont-Cuyamaca Community College District