

MITIGATED NEGATIVE DECLARATION

CHABOT COLLEGE FACILITY MASTER PLAN CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

PROJECT DESCRIPTION

Site Characteristics

The Chabot College campus comprises about 88.5 acres. Primary access to the campus is off Hesperian Boulevard with secondary access off Depot Road. Campus buildings are concentrated at the central portion of the site. Parking lots are located to the west, south and north of the buildings. Three access driveways are located along Hesperian Boulevard and three access driveways are located along Depot Road. A large expanse of turf landscaped with trees and ornamental shrubs is situated at the main campus entrance along Hesperian Boulevard. The outdoor athletic facilities are located northwest of the buildings. The campus currently provides approximately 2,492 parking spaces.

Project Characteristics

The Project is the implementation of the Chabot College Facility Master Plan (Plan). The purpose of the Plan is to provide a guide for future campus development. The Plan describes how the campus would be improved to meet the education mission of the College, serve the changing needs and address the projected enrollment. The Plan presents a development plan to modernize the campus, upgrade facilities and construct new facilities in response to health and safety requirements, deteriorated building conditions, changing curriculum and enrollment growth. The Plan is based on the Chabot College Educational Master Plan developed in 2002. The Plan is intended to accommodate a future enrollment capacity of 17,500 students. Proposed buildout of campus facilities would occur in 2015. The current enrollment at Chabot College is 15,250 students and there is 494 staff. Over the next ten years, student enrollment is forecast to undergo moderate growth, increasing by approximately 15 percent or 17,500 students. Staff is expected to increase to 544.

Project construction would occur over four phases. Phase 1: 2006 – 2010; Phase 2: 2011 – 2013; Phase 3: 2013 – 2014; and Phase 4: 2014 – 2015. The Project would eliminate one access driveway on Hesperian Boulevard and one access driveway on Depot Road. On-site campus circulation would be improved. The parking lots would be re-striped and linked via an on-site perimeter road. Six new buildings would be constructed, five existing buildings would be demolished and other college buildings would be modernized. With campus buildout, there would be an increase of approximately 345,000 square feet of building facilities would provide 2,833 parking spaces, an increase of approximately 341 parking spaces.

PROJECT LOCATION

25555 Hesperian Boulevard, Hayward, California.

PROJECT SPONSOR

Chabot-Las Positas Community College District
5020 Franklin Drive
Pleasanton, California 94588

FINDING

The Project will not have a significant effect on the environment based on the Initial Study prepared according to CEQA Guidelines. Mitigations have been incorporated into the Project to reduce all potentially significant impacts to a less than significant level.

POTENTIALLY SIGNIFICANT IMPACTS

The attached Initial Study indicates that the project could adversely affect the environment. The following potentially significant impacts were identified:

- Temporary construction activities that may expose nearby residents to high levels of dust emissions.
- Potential impacts to swallows, protected under the Migratory Bird Act, during the nesting/breeding season
- Strong ground shaking may be expected at the site during the design lifetime of the proposed development.
- Potential exposure to hazardous materials.
- Temporary construction noise impacts.
- Potentially significant operational noise impacts from mechanical ventilation equipment.

MITIGATION MEASURES

In the interest of reducing the potential impacts to the point where the net effect of the Project is insignificant, mitigation measures are recommended. A discussion of the potential impacts of interest and the associated mitigation measures is provided below.

Impact: The Project would result in temporary construction activities that may expose nearby residents to high levels of dust emissions.

Mitigation Measure:

According to the current BAAQMD CEQA guidelines, the following mitigation measures would reduce construction period air quality impacts to sensitive receptors to a less than significant level.

- 3.1 Construction contractors shall be required to water all active earth construction areas at least twice daily.
- 3.2 Construction contractors shall be required to cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least two feet of freeboard.

- 3.3 Construction contractors shall be required to pave, apply water three times daily or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- 3.4 Construction contractors shall be required to sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
- 3.5 If visible soil material is carried onto adjacent public streets, Construction contractors shall be required to sweep streets daily.

For construction areas greater than four acres, the following additional mitigation measures shall be implemented:

- 3.6 Construction contractors shall be required to enclose, cover and water exposed stockpiles of sand, dirt etc.
- 3.7 Traffic speeds on unpaved roads shall be limited to 15 mph.
- 3.8 Sandbags or other erosion control measures shall be installed to prevent silt runoff onto public roadways.
- 3.9 Vegetation in disturbed areas shall be replanted promptly.
- 3.10 Limit the areas subject to excavation, grading and other activity at any one time.
- 3.11 Excavation and grading activities shall be suspended when winds (including instantaneous gusts) exceed 25 mph.
- 3.12 Wind breaks at the windward side of construction areas shall be installed.

Residual Impact: Less than significant with mitigation measures.

Impact: The proposed Project could result in potentially significant adverse impacts to swallows that may nest in some buildings on campus.

Mitigation Measures:

- 4.1 The College shall continue its building maintenance program to prevent swallows from nesting in college buildings. Methods to discourage nesting swallows shall include but not be limited to: netting to prevent access to building eaves and enclosing and/or covering openings in buildings accessible to swallows for nest building. Buildings shall be inspected on an annual basis to replace and/or repair netting and cover openings.
- 4.2 Between March 15 and August 15, prior to the demolition or exterior modernization of college buildings, the buildings shall be surveyed by a qualified biologist 30 days in advance of the construction activity to determine if nests are present and in use during this period. If nests are in use, construction activity at the building shall be delayed and a qualified biologist shall continue the surveys until it has been determined that any young have fledged and are no longer using the

nest. If construction activities occur outside of the nesting/breeding period, surveys will not be required.

Residual Impact: Less than significant with mitigation measures.

Impact: Strong ground shaking may be expected at the Project site during the design lifetime of the proposed development.

Mitigation Measure:

6.1 Detailed geotechnical investigations shall be performed prior to the design of the five new buildings or structural modifications to other existing buildings. The geotechnical investigation shall include borings and laboratory testing to provide supporting data for geotechnical design recommendations.

Residual Impact: Less than significant with mitigation measure.

Impact: There is a potential for exposure to hazardous materials during the demolition and modernization of existing campus buildings.

Mitigation Measure:

7.1 Prior to demolition or modernization of any building identified in the Master Plan, a Phase I Environmental Assessment shall be prepared. The recommendations of the Phase I study shall be implemented. All hazardous materials contained in the affected buildings shall be properly abated and disposed of in compliance with local, state and federal standards.

Residual Impact: Less than significant with mitigation measure.

Impact: Temporary construction noise impacts could result in potentially significant impacts to on-campus uses, such as classrooms, and nearby residences.

Impact: Project operations could result in potentially significant noise impacts from mechanical ventilation equipment and other stationary sources.

Mitigation Measures:

11.1 Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Construction shall not be allowed on Sundays and holidays.

11.2 A demolition and construction noise control plan shall be prepared that identifies detailed, site-specific noise attenuation measures that will be used. The plan shall be prepared under the supervision of a qualified acoustical consultant. The plan may include but is not limited to the following:

- Relocate stationary equipment (if feasible) to minimize noise impacts on the community.

- Provide portable enclosures for stationary equipment and particularly noise areas on the site;
 - Use self-adjusting ambient-sensitive back-up alarms, manually-adjustable alarms on low setting, use of observers, and/or schedule activities so that alarm noise is minimized
 - Install and maintain intake and exhaust mufflers on all equipment, particularly pneumatic impact tools;
 - Install acoustically attenuating shields, shrouds, or enclosures on noise producing equipment;
 - Line or cover hoppers, conveyor transfer points, storage bins and chutes with sound-deadening material;
 - Minimize the use or air of gasoline driven hand tools;
 - Use temporary sound barriers, to inhibit transmission of noise to sensitive receptors.
 - A plan for posting signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem;
 - A listing of telephone numbers (during regular construction hours and off-hours);
 - The designation of an on-site construction complaint manager for the project;
 - Notification of neighbors within 300 feet of the project construction area at least 30 days in advance of any extreme noise-generating activities and the estimated duration of the activity.
 - A pre-construction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.
- 11.3 Acoustical studies shall be prepared to show how mechanical noise from Project buildings will be controlled. The study must show how noise from mechanical equipment would be reduced so as to not increase existing noise levels by more than three dBA. Based on the measurements made for this report, mechanical noise should not exceed an L_{dn} of 65 dBA at homes along Depot Road and an L_{dn} of 70 dBA at homes along Hesperian Blvd. The exact noise level design goal must be refined as part of the required study.
- 11.4 Acoustical studies shall be prepared for the new Instructional Office Building, the Student Access Center and the Broadcast Building. The study must identify what measures will be taken to reduce noise inside the affected buildings to an L_{dn} of 45 dBA or less. The exact goal may vary depending on the type of use. For example, the broadcast building may require a higher degree of sound insulation if there are noise sensitive uses in the building. It is likely that an L_{dn} 45 dBA goal can be met with standard construction. Rooms facing the roadways, however, should be provided with some form of mechanical ventilation (e.g. air conditioning) so that windows can remain closed while still allowing for a habitable indoor environment.

Residual Impact: Less than significant with mitigation measures.

Impact: The Project proposes adequate on-site circulation and safety improvements; therefore, there are no on-site circulation and safety impacts. However, mitigation measures are recommended to further improve on-site circulation and safety conditions.

Mitigation Measures:

- 15.1 Locates stop signs in both directions along the ring road at the two driveways connecting Hesperian Boulevard to the ring road to provide a free movement for inbound traffic. The on-site traffic control recommendations also should be clearly marked so there is no driver confusion.
- 15.2 Locate stop signs in both directions along the ring road at the two driveways on Depot Road to provide a free movement for inbound traffic.
- 15.3 Design the proposed on-site T-intersections so that vehicles stopped on the ring road can clearly see vehicles entering the campus.

Residual Impact: None.