

DRAFT
ENVIRONMENTAL IMPACT REPORT

WEST VALLEY COMMUNITY COLLEGE
LONG RANGE DEVELOPMENT PLAN/
FACILITIES MASTER PLAN
SARATOGA, CALIFORNIA



STATE CLEARINGHOUSE NO. 2004052092



APRIL 2005

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PREPARED FOR
WEST VALLEY – MISSION COMMUNITY COLLEGE DISTRICT
FACILITIES PLANNING AND OPERATIONS
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Chapter 1 Introduction

1.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

This Draft Environmental Impact Report (EIR) has been prepared for the West Valley-Mission Community College District (WVMCCD or District) in compliance with the California Environmental Quality Act (CEQA) requirements. CEQA requires the preparation of a full disclosure document to inform the public, West Valley College Board of Trustees, and Responsible/Trustee Agencies of the direct and indirect environmental effects of the proposed project on the local and regional environment. This document provides a program-level assessment of the potential environmental consequences of adoption and implementation of the proposed Long Range Development Plan (LRDP) for West Valley College. The West Valley-Mission Community College District is the Lead Agency for the project.

1.2 CEQA EIR PROCESS

This EIR assesses the environmental impacts on a “first tier” or “program” level that would be associated with implementing the proposed LRDP. Consultation with the State Office of Planning and Research indicates that the preparation of a Program EIR is the most appropriate course of action for the evaluation of the LRDP’s environmental impacts.¹ (See also Pub. Resources Code, §§ 21080.09, subds. (b), (c) (approval of a long range development plan may be addressed in a “tiered environmental analysis”), 21093 (legislative policy favoring tiering), 21094 (mechanics of tiering); Cal. Code Regs., tit. 14, div. 6, ch. 3 [“CEQA Guidelines”], § 15168 (rules governing the use of program EIRs); *Sierra Club. v. County of Sonoma* (1992) 6 Cal.App.4th 1307, 1318-1321 (court treats program EIR as equivalent of first tier EIR).) The Program EIR provides the first tier of environmental analysis for the LRDP and forms the basis for future evaluation of project elements at appropriate times. Section 15168, subdivision (b), of the CEQA Guidelines encourages the use of Program EIRs, citing the following advantages:

- *Provision for a more exhaustive consideration of impacts and alternatives than would be practical in an individual EIR;*
- *Focus on cumulative impacts that might be overlooked in case-by-case analysis;*
- *Avoidance of continual reconsideration of recurring policy issues;*
- *Consideration of broad policy alternatives and programmatic mitigation measures at an early stage;*
- *Reduction of paperwork by encouraging the reuse of data (through tiering).*

¹ Personal Communication with Katie Shulte-Jong, California Office of Planning and Research, on July 2, 2002.

The proposed LRDP and this Program EIR provide a framework for the subsequent review of individual discretionary projects as they occur at West Valley College. Each such project with the potential to affect the physical environment will be assessed within this framework to determine the appropriate level of CEQA review. Whether such individual projects will require additional formal environmental analysis will be determined on a case by case basis. CEQA Guidelines section 15168, subdivision (c), provides that, where a lead agency is considering a “subsequent activity” consistent with an approved “program,” the agency shall examine the activity “in light of the program EIR to determine whether any additional environmental document must be prepared.” In general, two possible outcomes are possible. First, the agency, after preparing a “written checklist or similar device,” may determine that the environmental effects of the proposed activity “were covered in the program EIR.” In such an instance, because the activity is “within the scope of the project covered by the program EIR,” and because there are no “effects that were not examined in the program EIR,” “no new environmental document would be required.” Alternatively, if the activity “would have effects that were not examined in the program EIR, a new initial study would need to be prepared leading to either an EIR or a negative declaration.”

For this proposed LRDP, it is anticipated that many projects will not require formal “second tier” review in the form of a new EIR, negative declaration, or mitigated negative declaration. The District reaches this conclusion for two reasons. First, most of the individual projects will be small in scale, and will have impacts generally confined to on-campus areas immediate adjacent to the buildings at issue (e.g., those requiring replacement or improvements). This EIR is intended to fully address such localized, and relatively small-scale impacts, and includes proposed mitigation measures that, when applied to such projects, will reduce their effects to less than significant levels. The District therefore anticipates being able to find that many such proposals are “within the scope” of this EIR and would not cause “effects that were not examined in the program EIR.” Secondly, many such projects, when proposed individually, would qualify for various “categorical exemptions” obviating the need for a negative declaration, mitigated negative declaration, or EIR. Such exemptions exist, for example, for the following: “the operation, repair, maintenance, . . . or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use” (CEQA Guidelines, § 15301); “replacement or reconstruction of existing structures or facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced” (*id.*, § 15302); “construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure” (*id.*, § 15303); “minor public or private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes” (*id.*, § 15304); “construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities” (*id.*, § 15311); and “projects not to exceed five acres in size to assure the maintenance, restoration, enhancement, or protection of habitat for fish, plants, or wildlife” (*id.*, § 15333). The fact that many

likely future activities within the proposed LRDP, standing alone, would qualify for one or more of these exemptions is an indication of the small scale, localized nature of their adverse environmental effects.

Once CEQA review, if any is required, has been completed for each individual project, each project must then be approved by the WVMCCD Board of Trustees, depending on the scope and nature of the project.

1.2.1 Initial Study and Notice of Preparation

In accordance with Section 15063 of the CEQA Guidelines, the WVMCCD, as Lead Agency, prepared an Initial Study and Notice of Preparation (NOP) for the proposed LRDP. The NOP for this EIR was issued on May 17, 2004. The Initial Study and NOP are included as Appendix A. The NOP and Initial Study were circulated to local, state, and federal agencies and other interested parties. The distribution list is included as Appendix B. The Initial Study determined that the project could result in significant impacts on the environment, although some of the project's potential impacts were determined to be less than significant. The Initial Study required preparation of an EIR, and focused the EIR on the following issues:

- Land Use, Plans, and Policies
- Aesthetics
- Biological Resources
- Hazards and Hazardous Materials
- Traffic and Circulation
- Air Quality
- Noise
- Cultural Resources
- Public Services and Utilities
- Growth-Inducing Impacts (Population)
- Cumulative Impacts

As part of the scoping process, the Initial Study determined that the proposed project would have less than significant impacts on the following types of resources:

- Agriculture Resources
- Mineral Resources
- Housing
- Recreation

The Initial Study also identified potentially significant impacts related to the following topics but provided mitigation measures that would reduce these potential impacts to a less-than-significant level:

- Geology and Soils
- Hydrology and Water Quality

These mitigation measures are listed in the Effects Found Not to be Significant section in Chapter 5 of this EIR. Since these measures are now part of the proposed LRDP and therefore will be required as part of Plan implementation if the LRDP is approved, no further analysis of these topics is required in this Program EIR.

1.2.2 Scoping

Subsequent to circulation of the Initial Study and NOP, four responses to the NOP were received, raising the following concerns:

- **U.S. Army Corps of Engineers, San Francisco District.** The Corps of Engineers expressed interest in any project activities along Vasona Creek or any tributary channels. Since these activities could involve discharge of fill material into waters of the United States, the Corp of Engineers will need to review those portions of the project. All proposed discharges of dredged or fill material into waters of the United States must be authorized by the Corps of Engineers pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344). Waters of the United States generally include tidal waters, lakes, ponds, rivers, streams (including intermittent streams), and wetlands adjacent to navigable waters.
- **California Department of Transportation.** A traffic impact analysis is recommended and it should include: the project's trip generation, distribution, assignment; average daily traffic (ADT) as well as AM and PM peak hour volumes at all significantly affected streets, highway segments, intersections, and ramps; evaluation of existing, existing + project, and cumulative conditions at these intersections; calculation of cumulative traffic volumes based on all existing and future traffic-generating developments with the potential to affect State Highway facilities; and mitigation measures considering highway and non-highway improvements (including financing, scheduling, implementation responsibilities, and lead agency monitoring), with particular attention to solutions that do not rely on increased highway construction.
- **Bay Area Air Quality Management District (BAAQMD).** Since the Bay Area is currently a non-attainment area for national and state ambient air quality standards for ground level ozone and state standards for particulate matter, the BAAQMD agrees that the project's air quality impacts should be evaluated in the Draft EIR (DEIR). The DEIR should provide quantitative summaries of the region's attainment status with regard to ambient air quality standards, discuss the health effects of air pollution, and identify the contribution of mobile and stationary sources to air pollution emissions. The DEIR should also evaluate potential nuisance impacts, such as odors and dust, that could result from project implementation. The DEIR should analyze the potential air quality impacts from project construction and project operation at buildout. The BAAQMD suggests that the WVMCCD do as much as possible to reduce vehicle trips associated with the project and encourage alternative transportation modes by strengthening linkages between the campus and any existing or future transit facilities in order to minimize vehicle trips and emissions. The BAAQMD suggests that the WVMCCD address proposed realignment of campus roadways and walkways in ways that promote alternative transportation modes. The BAAQMD recommends that the WVMCCD carefully review the number of additional parking spaces proposed in the Master Plan and consider reducing spaces and implementing a cash-out program in addition to other programmatic transportation demand (TDM) measures (e.g., EcoPass program, transit passes, guaranteed ride home program, flexible work

schedules, bicycle and pedestrian incentive programs, transit/ridesharing subsidies in the amount equivalent to the value of the subsidized parking).

Demolition activity could result in short-term exposure of people to hazardous materials and such activity requires careful mitigation planning and may require prior approval and/or a permit from the BAAQMD.

The BAAQMD encourages the WVMCCD to minimize emissions from diesel construction equipment. Although the BAAQMD does not typically require quantification of construction emissions, it urges the WVMCCD to require implementation of all feasible control measures.

- **Valley Transportation Authority (VTA).** VTA maintains bus stops and a transit center at the West Valley Community College campus. VTA staff recommends that the DEIR discuss the existing transit services and impacts of the project, including construction impacts, on these services and facilities. The DEIR should include provisions for the protection of the existing transit center or mitigation of all impacts to the center. Access to and from the transit center by buses should be maintained during construction. Safe, convenient, and Americans with Disabilities Act (ADA) compliant access to and from the transit center by pedestrians should also be maintained during construction.

VTA staff suggests that a transportation analysis be performed to determine the trip origins, transportation modes, and travel routes of its students and staff. Projections should also be made about the transportation habits of the future students expected to enroll. This information can be used to tailor Transportation Demand Management (TDM) strategies that encourage alternative-mode travel and reduce dependence on the single-occupant automobile. Such strategies include: Eco Passes, permit parking, carpool parking, financial incentives to use alternative transportation modes, and bicycle circulation/parking facilities.

VTA's Congestion Management Program requires a transportation impact analysis (TIA) for any project expected to generate 100 or more new peak-hour trips, and it appears that a TIA may be required for this development. VTA's *Transportation Impact Guidelines* should be used when preparing the TIA.

These issues as well as those already identified in the Initial Study (Appendix A) as needing further evaluation are addressed in this EIR.

1.2.3 Draft EIR

This document constitutes the Draft EIR. It contains a description of the project, description of the environmental setting (existing conditions), identification of project impacts and proposed mitigation measures for impacts found to be significant or potentially significant, and an analysis of project alternatives. This EIR addresses the issues that were identified by the Initial Study as potentially significant environmental impacts of the project as well as issues that were raised in the responses to the Notice of Preparation.

Significance criteria vary for each environmental issue analyzed in this EIR and are defined at the beginning of each impact analysis section. Impacts are categorized as follows:

- Significant and Unavoidable (no feasible mitigation measures exist or any feasible mitigation would not reduce impact to a less-than-significant level)
- Potentially Significant (impacts that could occur but are mitigable to a less-than-significant level)
- Less than Significant (no mitigation required under CEQA, but may be recommended)

Significance is the basis for determining whether or not the EIR must propose potentially feasible mitigation measures for potential project impacts. The existence of significant impacts, moreover, triggers certain mandatory legal procedures and duties at the time of action on a project, as discussed in Section 1.2.5 below.

1.2.4 Public Review

The information in this report is subject to review by the WVMCCD, responsible agencies, trustee agencies, and other interested agencies, as well as the public, for a period of 45 days. Publication of this Draft EIR marks the beginning of the public review period, during which written comments will be received by the WVMCCD at the following address:

Ms. Brigit Espinosa, Director
General Services
West Valley-Mission Community College District
14000 Fruitvale Avenue
Saratoga, CA 95070-5698

During this 45-day review period, persons are encouraged to comment on the contents of the Draft EIR in writing to the WVMCCD. On May 19, 2005, the WVMCCD Board of Trustees will hold a public hearing on the Draft EIR to receive oral public comments.

1.2.5 Final EIR, EIR Certification, and Project Approval

Following the close of the 45-day review period, relevant written and oral comments received on the Draft EIR will be responded to in writing in a Comments and Responses document. The Comments and Responses document, together with the Draft EIR, will constitute the Final EIR. After completion of the Final EIR on a date yet to be determined the WVMCCD Board of Trustees (“Board”) will hold a public hearing on the Final EIR and the proposed LRDP. At that time, the Board will consider whether to certify the Final EIR and whether to approve the proposed LRDP or one of the alternatives proposed herein. Under CEQA, the certification of a Final EIR is a three-step finding. As the District’s decision-making body, the Board must certify that: (1) the document “has been completed in compliance with CEQA”; (2) the document was presented to the Board, which reviewed and considered the information contained

therein; and (3) the document reflects the District’s “independent judgment.” (CEQA Guidelines, § 15090, subd. (a).)

Upon Final EIR certification, the Board may proceed, if it chooses, with project approval actions. Specifically, CEQA requires that, where a proposed project, as addressed in a certified EIR, could have significant environmental effects, a lead agency, in approving such a project, must adopt findings addressing each such potential significant effect. Such findings shall disclose whether: (i) the effect can be substantially lessened or avoided through the adoption of feasible mitigation measures or a feasible alternative; (ii) the effect can only be mitigated by an agency other than the agency making the findings; or (iii) the effect cannot be substantially lessened or avoided because proposed mitigation measures or alternatives are infeasible. (CEQA Guidelines, § 15091, subd. (a); Pub. Resources Code, § 21081, subd. (a).)

In addition, any adopted mitigation measures must be memorialized in a mitigation monitoring or reporting program intended to ensure implementation of the measures. (Pub. Resources Code, § 21081.6, subd. (a)(1); CEQA Guidelines, § 15097.) That program must be adopted concurrently with the findings described above.

Finally, where, even after the adoption of all feasible mitigation measures or a feasible alternative, there remains one or more effects that cannot be rendered less than significant, the lead agency, as part of its project approval, must also adopt a written “Statement of Overriding Considerations” setting forth the economic, social, or other benefits that, in the decision-makers’ judgment, render these significant effects acceptable (CEQA Guidelines, § 15093).

1.3 EIR ORGANIZATION

The Draft EIR has been organized into the following sections:

Chapter 1, Introduction. This section describes the purpose of the EIR, the CEQA review and certification process, and organization of the EIR.

Chapter 2, Summary. This section summarizes the project description, significant environmental impacts that would result from project implementation, and alternatives and mitigation measures proposed as part of the project or recommended by the EIR to reduce or eliminate impacts.

Chapter 3, Project Description. This section describes the project location and project sponsor’s objectives, as well as providing a detailed project description.

Chapter 4, Environmental Setting, Potential Impacts, and Mitigation Measures. These sections describe existing conditions in the vicinity of proposed facilities, discuss project consistency with relevant

local plans and policies, identify the environmental impacts associated with project construction and operation, and present mitigation measures for the nine issue areas studied by this Draft EIR.

Chapter 5, Other CEQA Considerations. This section discusses several issues required by CEQA, including significant unavoidable impacts, growth inducing impacts, cumulative impacts, and alternatives to the project.

Chapter 6, Report Preparation and Persons/Agencies Consulted. This section lists the persons involved in preparation of this report, and summarizes all personal, telephone, and email communications identified in Chapters 1 through 5. Other references are listed at the end of each chapter.

Chapter 7, Appendices. The appendices provide relevant reference material and data that support discussions in the EIR. In addition, the appendices contain the Initial Study, NOP, and distribution list.

Chapter 2 Summary

2.1 Project Description

The West Valley – Mission Community College District (WVMCCD or District), the lead agency, proposes to adopt the West Valley College Long Range Development Plan (LRDP). Plan implementation would involve the following activities:

- Maintenance projects including maintenance, repair and/or replacement of various building exterior/interior finishes and utility systems;
- Demolition of six temporary structures and two permanent structures, replacement of two temporary structures with larger buildings (with one relocated to an adjacent area), and replacement of two temporary structures and one permanent structure with new buildings of equal size;
- Interior remodeling of eight existing buildings (no building expansion);
- Renovation and/or expansion of four existing buildings;
- Construction of one new building;
- Reconfiguration and consolidation of six existing campus accesses to four locations on Fruitvale and Allendale avenues; and
- Realignment of existing campus roadways and walkways to improve on-site circulation.

2.2 Summary of Environmental Impacts and Mitigation

Chapter 4 of the Draft EIR presents a description of the existing environmental setting, an analysis of environmental impacts resulting from implementation of the proposed LRDP, and required or proposed mitigation measures. These impacts and mitigation measures are summarized in Table 2-1. Impacts are identified as either “Potentially Significant” or “Less than Significant.” If an impact is potentially significant, mitigation measures are listed to reduce the impact to less-than-significant levels.

Significant Unavoidable Impacts. The impact analysis indicates that all identified environmental impacts could be mitigated to a less-than-significant level by mitigation measures that are proposed by the project sponsor or measures that are recommended in the EIR. Of all proposed mitigation measures, the only measures that District staff at present believes may prove to be infeasible are those components of Mitigation Measure 4.8-2 that would be necessary to avoid any substantial adverse change in the historical significance of the Carlson House. If those measures, and all others, prove to be feasible and are adopted in connection with project approval, then implementation of the LRDP would not result in any significant unavoidable adverse impacts. If the District Board of Trustees concludes, however, that it

Table 2-1
Summary of Environmental Impacts and Mitigation Measures

Potential Impact	Significance	Mitigation Measure	Significance After Mitigation
<i>Land Use</i>			
4.1-1: The project would alter existing land uses on the site.	Less than Significant	None required.	Less than Significant
<i>Aesthetics</i>			
4.2-1: The LRDP project components would result in a cumulatively substantial loss of mature native and non-native trees that contribute to the scenic and aesthetic values associated with the West Valley College campus.	Potentially Significant	4.2-1: Trees removed shall be replaced on a 2-to-1 basis with a minimum 24-inch box size of the same or similar species and monitored for five years.	Less than Significant
4.2-2: The LRDP project elements would not significantly alter the visual character of the project site and its vicinity, except for proposed campus entrance realignment projects and portable classrooms in the north parking lots.	Potentially Significant	4.2-2: Provide perimeter planting to restore visual continuity along Fruitvale Avenue; retain all existing large-scale parking lot trees; and locate portable classrooms to minimize visibility from Allendale Avenue and maximize screening by parking lot trees.	Less than Significant
4.2-3: The project would introduce a new source of nighttime light.	Less than Significant	None required.	Less than Significant
4.2-4: The project could introduce unsightly and incompatible temporary views of construction activities, equipment, and materials.	Less than Significant	4.2-4: It is recommended that development staging and materials storage be located away from public roadways, in locations not prominently visible from off-campus viewpoints. If necessary, visual barriers or screening should be employed as specified in this measure.	Less than Significant
<i>Biological Resources</i>			
4.3-1: The proposed project could result in “take” of individual California red-legged frogs that may move into the project area from Vasona Creek.	Potentially Significant	4.3-1: To avoid “take” of this species during construction, pre-construction surveys of the lawn area should be conducted by qualified biologist as specified in this EIR.	Less than Significant

Table 2-1 (Cont'd)
Summary of Environmental Impacts and Mitigation Measures

Potential Impact	Significance	Mitigation Measure	Significance After Mitigation
<i>Biological Resources (Cont'd)</i>			
4.3-2: The proposed project could result in the removal of occupied passerine nests in and on the temporary buildings and trees along the riparian corridor and lawn area. Disturbance during the nesting season may result in nest abandonment and mortality of young.	Potentially Significant	4.3-2: To avoid “take” and/or further evaluate presence or absence of passerines, either demolition and grading adjacent to the riparian corridor shall be done outside the nesting season, or a pre-construction nesting bird survey shall be performed by a qualified biologist if the nesting season cannot be avoided.	Less than Significant
4.3-3: The proposed project could result in the loss of bat roosting habitat, and/or potential “take” of bats roosting inside the structures.	Potentially Significant	4.3-3: To avoid “take” and/or further evaluate presence or absence of bats, a bat habitat assessment should be conducted by a qualified bat biologist as specified in this EIR.	Less than Significant
4.3-4: Project implementation would result in the removal and/or pruning of native and non-native trees meeting the City of Saratoga’s definition of a “protected tree.”	Potentially Significant	4.3-4: Although the District is exempt from the requirements of the City of Saratoga’s tree regulations, the scenic, wildlife, and cultural values of mature native and ornamental trees should be recognized through development of a Tree Preservation Plan for all new construction areas, siting of new facilities to minimize impacts on protected trees, and protection of mature native oaks to the maximum extent feasible. If the mature native oaks cannot be avoided, replacement plantings shall be installed as specified in this EIR.	Less than Significant
4.3-5: Future landscaping throughout developed areas would likely be composed of both non-native and native species used in ornamental plantings, including a variety of trees, shrubs and groundcovers. Many highly invasive non-native ornamental species can colonize riparian areas, resulting in a reduced diversity of native species and reduced wildlife habitat values.	Potentially Significant	4.3-5: In order to prevent the undesirable spread of exotic plant species in the Vasona Creek riparian corridor, graded areas shall be seeded with a mixture of appropriate native species; non-native ornamental species shall be prohibited from use within 50 feet of the tops of bank, and use of non-native, invasive species that may spread into the riparian corridor shall be prohibited from any new landscaping.	Less than Significant

Table 2-1 (Cont'd)
Summary of Environmental Impacts and Mitigation Measures

Potential Impact	Significance	Mitigation Measure	Significance After Mitigation
<i>Hazards and Hazardous Materials</i>			
4.4-1: Hazardous materials could be encountered in the soil and/or groundwater during ground-disturbing activities associated with implementation of the LRDP.	Potentially Significant	4.4-1: For any construction projects involving ground disturbance, a Phase I environmental site assessment should be completed and the construction contractor(s) should be required to implement a site safety plan, as well as prepare a material disposal plan, a discharged water control and disposal plan (if dewatering is required), and contingency plan. Also, existing groundwater monitoring wells they could be affected by the Math and Science Building addition should be located and properly abandoned.	Less than Significant
4.4-2: Hazardous building materials may be present in buildings that are planned for renovation or demolition by the proposed LRDP.	Potentially Significant	4.4-2: For every proposed project involving demolition, remodeling, or renovation of existing structures, the contractor(s) shall have a hazardous building materials survey completed by a Registered Environmental Assessor or a registered engineer as specified in this EIR.	Less than Significant
4.4-3: Remodeling, renovation, or demolition of existing facilities that are used for hazardous materials storage could expose construction workers, campus staff and students, or the public to hazardous materials, which could cause human health or environmental effects without proper precautions.	Less than Significant	None required beyond compliance with requirements in Division B11 of the Santa Clara County Code and UST removal requirements of the Santa Clara County Department of Environmental Health.	Less than Significant
4.4-4: Implementation of the LRDP could result in an increase in the quantities of chemicals stored and used on campus, and could also increase the volume of hazardous wastes produced.	Less than Significant	None required beyond compliance with state and federal requirements governing the transportation and use of hazardous materials and Division B11 of the Santa Clara County Code.	Less than Significant

Table 2-1 (Cont'd)
Summary of Environmental Impacts and Mitigation Measures

Potential Impact	Significance	Mitigation Measure	Significance After Mitigation
<i>Transportation and Traffic</i>			
4.5-1: Future traffic increases due to implementation of the LRDP would incrementally degrade service level operation at study intersections.	Less than Significant	None required, but provision of another driveway could make it more convenient for left-turning exiting vehicles. If a driveway is not added, provision of a safe refuge within the Fruitvale Avenue median is recommended.	Less than Significant
4.5-2: Proposed spacing between the proposed Allendale Avenue/Science Way intersection and the Allendale Avenue/Harleigh Avenue would be inadequate.	Potentially Significant	4.5-2: The proposed Allendale Avenue/Science Way intersection should be relocated so that it is offset 150 feet or more from the Allendale Avenue/Harleigh Drive intersection. It is not recommended that the driveway be located directly opposite Harleigh Drive because that could encourage cut-through traffic in the neighborhood.	Less than Significant
4.5-3: The basic circulation pattern provided by existing campus roadways are currently adequate, and proposed minor reconfiguration of campus roadways would not significantly alter the basic campus circulation pattern.	Less than Significant	None required.	Less than Significant
4.5-4: Proposed parking lot reconfiguration would not provide sidewalk connections between adjacent streets and the campus.	Potentially Significant	4.5-4: As part of proposed parking lot reconfiguration, pedestrian access should be enhanced by better sidewalk connections through the parking lots to Allendale Avenue and Fruitvale Avenue.	Less than Significant
4.5-5: Project construction could temporarily disrupt access to transit facilities.	Potentially Significant	4.5-5: Safe, convenient, and Americans with Disabilities Act (ADA) compliant access to and from the transit center by pedestrians should be maintained during all campus construction projects, particularly during proposed reconfiguration of parking lots and pedestrian access between the transit center and campus.	Less than Significant
4.5-6: Proposed reconfiguration of campus parking lots would generally maintain existing parking supply, and project-related increases in parking demand could be accommodated in existing campus parking lots.	Less than Significant	None required.	Less than Significant

Table 2-1 (Cont'd)
Summary of Environmental Impacts and Mitigation Measures

Potential Impact	Significance	Mitigation Measure	Significance After Mitigation
<i>Air Quality</i>			
4.6-1: Construction and demolition activities associated with project implementation would generate short-term emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions.	Temporarily Significant	4.6-1: Construction activities shall comply with the BAAQMD's dust and exhaust emission control measures as specified in this EIR.	Less than Significant
4.6-2: Mobile emissions generated by project-related traffic would increase local and regional vehicular emissions.	Less than Significant	None required.	Less than Significant
4.6-3: The project's net addition of building space could increase the campus' area source emissions.	Less than Significant	None required.	Less than Significant
4.6-4: The proposed project could result in increased stationary source emissions, which includes various toxic air contaminants (TACs) and associated odors.	Potentially Significant	4.6-4: Any proposed emergency generators should be subject to review by the BAAQMD. Proposed TAC use in the Science and Math Building project should be estimated and compared to BAAQMD TAC trigger levels. Fans in the science labs should be designed to meet OSHA standards and minimize potential hazards and nuisance odor problems.	Less than Significant
4.6-5: Projected student enrollments at West Valley College are projected to increase at a rate greater than population growth rates assumed in the Clean Air Plan.	Less than Significant	None required.	Less than Significant
4.6-6: Mobile emissions generated by project-related traffic in addition to growth in the surrounding community would cumulatively increase local and regional emissions.	Regional Emissions: Potentially Significant. Local Emissions: Less than Significant	4.6-6: In addition to the college's existing permit parking program, existing bicycle facilities, and proposed/recommended improvements to pedestrian access, the District should implement transportation control measures at West Valley College as listed in this EIR to reduce the college's contributions to regional air pollutant emissions by promoting alternatives to the single-occupant vehicle.	Less than Significant

Table 2-1 (Cont'd)

Summary of Environmental Impacts and Mitigation Measures

Potential Impact	Significance	Mitigation Measure	Significance After Mitigation
<i>Noise</i>			
4.7-1: Project construction would result in temporary short-term noise increases due to the operation of heavy equipment.	Temporarily Significant	4.7-1: The District will incorporate noise-control measures into all construction projects as specified in this EIR.	Less than Significant
4.7-2: Traffic increases on local roadways due to projected increases in student enrollments and cumulative development would increase noise levels along these roads.	Less than Significant	None required.	Less than Significant
4.7-3: Implementation of the LRDP would not significantly increase noise generated on campus except possibly at the Information Systems Building.	Potentially Significant	4.7-3: Incorporate noise attenuation measures to ensure mechanical equipment associated with the Information Systems Building complies with the noise limits specified in the Saratoga Noise Ordinance.	Less than Significant
4.7-4: Existing and future noise levels on the West Valley College campus would be compatible with proposed campus buildings when compared to City Noise Standards and State Land Use Compatibility Guidelines for Noise.	Less than Significant	None required.	Less than Significant
4.7-5: Cumulative construction noise impacts could result if planned construction projects occurred in the same vicinity at the same time. In addition, cumulative traffic increases on local roadways would increase noise levels along these roads.	Construction: Potentially Significant Traffic: Less than Significant	4.7-5: Impact equipment shall be operated at only one site at any given time to avoid simultaneous operation of impact equipment at the new Information Systems Building site, pool, and existing IS Building site.	Less than Significant
<i>Cultural Resources</i>			
4.8-1: Construction activities proposed by the LRDP could disturb unknown subsurface cultural resources.	Potentially Significant	4.8-1: Prior to commencement of any actual construction activities, a program of mechanical subsurface testing shall be undertaken in any areas that appear to have original soils to test for the presence or absence of archaeological deposits as specified in this EIR.	Less than Significant

Table 2-1 (Cont'd)
Summary of Environmental Impacts and Mitigation Measures

Potential Impact	Significance	Mitigation Measure	Significance After Mitigation
<i>Cultural Resources (Cont'd)</i>			
4.8-2: The LRDP proposes to demolish the historic Cowan-Carlson House to accommodate future campus facilities.	Potentially Significant	4.8-2: The LRDP should be revised to either: relocate the historic building; restore the historic structure in situ; or identify a use that will enable the building to be restored or rehabilitated and become a useful building for the College community.	Less than Significant
<i>Public Services and Utilities</i>			
4.9-1: Implementation of the LRDP projects would require the extension of fire protection services for public safety on property improvements.	Less than Significant	None required.	Less than Significant
4.9-2: The proposed LRDP projects would incrementally increase domestic water demand within the service area of the San Jose Water Company.	Less than Significant	None required.	Less than Significant
4.9-3: Increases in enrolled students would generate additional wastewater collection and treatment demands on the West Valley Sanitation District and the San Jose/Santa Clara County Water Pollution Control Plant.	Less than Significant	None required.	Less than Significant
4.9-4: The proposed project would generate 58,344 pounds of additional solid waste per year for disposal at the Guadalupe Rubbish Disposal Site.	Potentially Significant	4.9-5: The proposed LRDP development shall participate in the recycling program implemented by the District and operated by the Green Valley Disposal Company and shall transport demolished materials free of hazardous materials to a materials recycling facility for sorting and, ultimately, re-use.	Less than Significant

is infeasible to avoid any significant effects on the Carlson House, then Impact 4.8-2 would be significant and unavoidable.

Growth-Inducing Impacts. Although the District's anticipated growth rate in student enrollments could be considered growth-inducing, any future increase in student enrollments at the college would not necessarily cause the population in Saratoga to increase. West Valley College, like other community colleges, provides educational facilities for local residents and does not provide on-campus housing. Therefore, the college itself does not generate new population, but rather accommodates the increased demand for educational services that results from population increases in surrounding communities. Plan implementation would accommodate future growth that is anticipated by ABAG in Saratoga and other surrounding communities as well.

Cumulative Impacts. This Program EIR evaluates the cumulative or combined impacts of all 28 planned projects on this campus, and potentially significant campus cumulative impacts relate primarily to tree removal (Impact 4.2-1), construction noise (Impact 4.7-5), and solid waste generation (Impact 4.9-5). Cumulative impacts on the surrounding communities relate primarily to traffic increases on local roadways and associated noise and air quality impacts (Impacts 4.5-1, 4.6-6, and 4.7-5), but they were determined to be less than significant. When project-related regional emissions were added to emissions increases resulting from growth in the Bay Area region, the project's contribution to projected increases in PM₁₀ levels (exhaust only) would be cumulatively significant, particularly since the Bay Area is currently non-attainment for PM₁₀. Required implementation of additional transportation control measures to reduce the college's incremental contributions to cumulative regional increases in PM₁₀ emissions would reduce the project's contribution to this cumulative impact to a less-than-cumulatively considerable (i.e., less-than-significant) level.

Alternatives. The alternatives presented in this EIR include CEQA-required alternatives that would have a range in the magnitude of environmental impact: No Project Alternative, Modified Design Alternative, Lower Student Enrollment Alternative, and Building Relocation Alternative. During the scoping process, one other alternative was considered, but was determined either to be infeasible or to offer no significant environmental benefits over the LRDP or its alternative, and was therefore not analyzed further in this EIR. This alternative involved one component of the West Valley College Educational and Facilities Master Plan (2001), which involved campus stadium improvements (including installation of bleachers, lights for the playing field, and scoreboard). Community concerns regarding lighting glare and noise impacts from the Master Plan's sports complex improvements resulted in the elimination of these campus improvements from the LRDP.

This EIR identifies the Modified Design Alternative as the Environmentally Superior Alternative. The Modified Design Alternative implements eight of the mitigation measures recommended under the Aesthetics, Biological Resources, Traffic and Circulation, Noise, and Cultural Resources sections of the EIR. The incorporation of these design measures into the LRDP would reduce six of the identified significant impacts to less-than-significant levels. However, it should be noted that this alternative would not

completely meet the objectives of the LRDP since it would include restoration or relocation of the Carlson House. It was determined that the Lower Student Enrollment Alternative would not preclude the nature and extent of improvement projects specified by the LRDP, and therefore, the environmental effects would essentially be the same as or similar in scope to those identified for the LRDP. However, this alternative would not meet the District's LRDP objective to provide open access for educational services to all members of the community. By law, Community colleges are an open access institution; therefore, this College cannot limit or close enrollment to any person age 18 or over, or a high school graduate. The Building Relocation Alternative would result in greater visual, biological, and noise impacts than the proposed LRDP, in part due to extensive utility relocations/extensions that would be required.

Table 2-2

Summary Comparison of Project Alternatives

Impact	Proposed LRDP	No Project Alternative	Modified Design Alternative	Lower Enrollment Alternative	Building Relocation Alternative
<i>Project Objectives</i> Meets Principal Project Objectives?	Yes	No	Yes except Carlson House	No	Yes
<i>Aesthetics</i> ▪ Cumulatively result in a substantial loss of mature native and non-native trees that contribute to the scenic and aesthetic values on campus. ▪ Alter the visual character of the project site and its vicinity.	PSM PSM	- LTS	- LTS	= PSM	+ PSM
<i>Biological Resources</i> ▪ Construction impacts on sensitive species (e.g., the California red-legged frog, passerine nests, and bats). ▪ Potential to reduce diversity of native species and reduce wildlife habitat values in riparian areas if highly invasive, non-native ornamental species were used.	PSM PSM	- LTS	= PSM	= PSM	+ PSM
<i>Hazards and Hazardous Materials</i> ▪ Potential to encounter hazardous materials in the soil and/or groundwater during ground-disturbing activities as well as in buildings planned for renovation or demolition.	PSM	- LTS	= PSM	= PSM	+ PSM
<i>Traffic and Circulation</i> ▪ Although less than significant, there would be long delays for the westbound left-turn movement at the Fruitvale Avenue/main driveway intersection during the AM peak hour. ▪ Proposed spacing between the proposed Allendale Avenue/Science Way intersection and the Allendale Avenue/Harleigh Avenue would be inadequate. ▪ Proposed parking lot reconfiguration would not provide sidewalk connections between adjacent streets and the campus. ▪ Project construction could temporarily disrupt access to transit facilities.	LTS PSM PSM PSM	- LTS LTS LTS	- LTS LTS PSM	- LTS PSM PSM	= LTS PSM PSM
<i>Air Quality</i> ▪ The proposed project could result in increased stationary source emissions, which includes various toxic air contaminants (TACs) and associated odors. ▪ Mobile emissions generated by project-related traffic in addition to growth in the surrounding communities would cumulatively increase regional emissions.	PSM PSM	- LTS	= PSM	= PSM	= PSM

LTS = Less than Significant PSM = Potentially Significant but can be Mitigated to a Less-than-Significant Level

PS = Potentially Significant but Mitigation May Be Infeasible

“=” Same Level of Impact as Project “-“ Less Impact than Project “+” More Impact than Project

Table 2-2 (Cont'd)
Comparison of Project Alternatives

Impact	Proposed LRDP	No Project Alternative	Modified Design Alternative	Lower Enrollment Alternative	Building Relocation Alternative
<i>Noise</i>					
▪ Project construction would result in temporary short-term noise increases due to the operation of heavy equipment.	PSM	- LTS	= PSM	= PSM	+ PSM
▪ Mechanical equipment associated with the proposed Information Systems Building could significantly affect residences to the east.	PSM	- LTS	- LTS	= PSM	= PSM
▪ Cumulative construction noise impacts if planned construction projects occurred in the same vicinity at the same time.	PSM	- LTS	= PSM	= PSM	- PSM
<i>Cultural Resources</i>					
▪ Future construction-related earthmoving could unearth disturb prehistoric archaeological materials related to exploitation of creekside resources.	PSM	- LTS	= PS	= PS	+ PSM
▪ Demolition of the Carlson House would be significant impact to a historic resource on the campus.	PS	- LTS	- LTS	= PS	= PS

LTS = Less than Significant PSM = Potentially Significant but can be Mitigated to a Less-than-Significant Level

PS = Potentially Significant but Mitigation May Be Infeasible

"=" Same Level of Impact as Project "- Less Impact than Project "+" More Impact than Project

Chapter 3 Project Description

3.1 PROJECT LOCATION

The proposed Long Range Development Plan (LRDP) designates future land use on the West Valley College campus. The West Valley College campus is located in Santa Clara County, at 14000 Fruitvale Avenue in the City of Saratoga. The 143-acre campus is located southeast of the Allendale Avenue/Fruitvale Avenue intersection, and is bounded by Fruitvale Avenue on the west, Allendale Avenue on the north, and residential uses on the east and south. Access is provided at four locations on Fruitvale Avenue (Main Entrance, Admissions Way, Athletics Way, and South College Circle) and two locations on Allendale Avenue (Science Way and Theater Way). Access to the bus stop in the northwest corner of the campus is provided by an entry driveway on Allendale Avenue and an exit driveway on Fruitvale Avenue. Figure 3-1 indicates the college's location on a regional and local level.

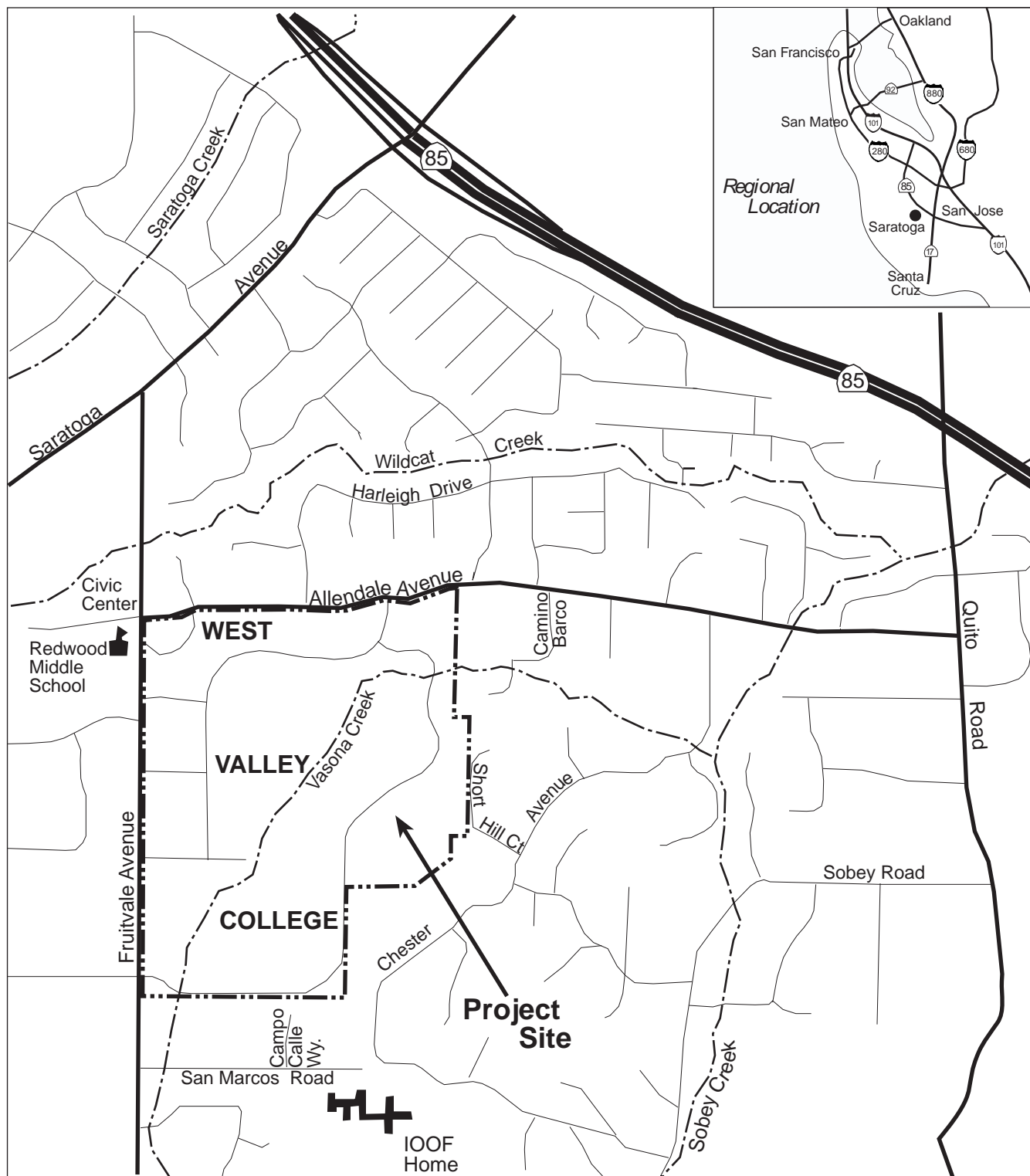
The West Valley College campus is developed with 12 single-story permanent building complexes, eight temporary structures, two former residences (two-story), seven parking lots, and various sports fields/facilities. Buildings currently provide approximately 361,000 assignable square feet (ASF) of space, and are located generally in the center of the campus. Parking facilities are located generally along the western and northern perimeters of the campus, while sports facilities are located mostly along the eastern and southern perimeters of the campus. Sports facilities include fields for baseball, football, track, softball, soccer, pool, golf driving range, basketball courts, volleyball courts, and tennis courts. Vasona Creek traverses the center of the campus on a southwest-northeast axis and receives seasonal flows from a minor tributary drainage known as Wildcat Creek. Figure 3-2 shows existing campus facilities.

3.2 PROJECT PURPOSE AND OBJECTIVES

The West Valley College mission, as stated in its catalog, is as follows:

“WVC is a public community college whose primary purpose is to facilitate successful learning. WVC is committed to the education of the individual along with fostering the economic development of the communities it serves. West Valley College provides students with opportunities to participate in a wide spectrum of educational experiences designed to fulfill their academic and career needs. Encouraged to seek knowledge and wisdom as lifelong learners, West Valley's students are motivated to expand their human potential, enrich the quality of their lives, and develop the job skills and other competencies necessary to function in contemporary society.”

West Valley College developed five specific strategic goals that mirror its values and support its mission. Pertinent components of these goals are summarized as follows:

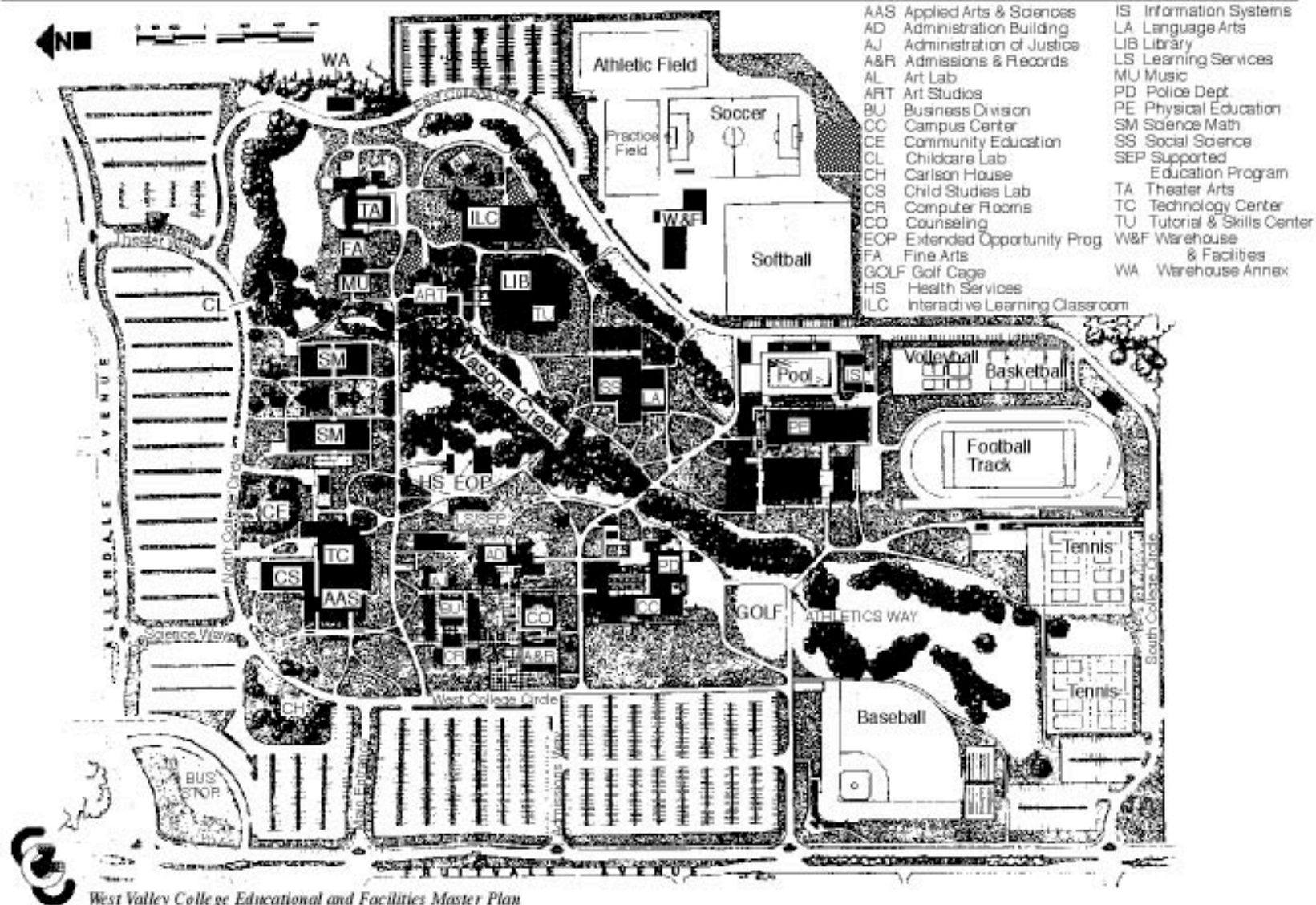


Source: Geier & Geier Consulting, Inc. (2005)



Existing Facilities

Figure 2



- **Learning Community:** *Developing additional skills (e.g., developing a sense of community, supporting collaborative learning and problem solving) that learners need to contribute successfully to our contemporary, multi-cultural society.*
- **Diversity and Inclusion:** *Fostering an increasingly diverse and inclusive learning community by building better relationships with the community it serves and decreasing systemic financial, geographic, academic, physical, personal, and cultural barriers to make the campus more accessible and inviting.*
- **Collaborative Leadership:** *Working collaboratively, as active partners in the learning community, on behalf of the common good of the College and District.*
- **Physical Resources:** *Supporting the learning community with physical resources (buildings, grounds, learning stations, instructional space, and equipment) by: making the campus more accessible, inviting, safe, and physically attractive to a diverse population; maintaining, reconfiguring, and developing classrooms, laboratories and other facilities to promote collaborative learning; sharing its physical resources more effectively; using technologies that help transcend the limitations of the physical environment by thinking of the community as the classroom; and promoting the College campus as a resource to the community and viewing the community as a resource for the College.*
- **Fiscal Innovation:** *Funding the learning community by engaging in strategic financial planning, securing appropriate alternative sources of funding, and allocating resources through fiscal policies, priorities, and processes that support institutional goals.*

In 2004, the West Valley–Mission Community College District (WVMCCD) developed the Long Range Development Plan (LRDP) for West Valley College to provide a framework for land use and capital investment in support of the above mission and goals. The objectives of the proposed LRDP support the goals of: (1) the Educational Master Plan, which details the college’s major future academic and instructional initiatives; and (2) the Facilities Master Plan, which provides the infrastructure to support the academic initiatives. Both of these documents, as well as others referenced in this EIR, are available for public review between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, at the Facilities Department, located at 14000 Fruitvale Avenue in Saratoga.

The Educational Plan, prepared in 2001, outlines nine initiatives for West Valley College and pertinent components of these initiatives are summarized as follows:

- **Technology:** *Develop a comprehensive program of assistance for users of technology that includes training, technical support, consulting, and instructional development; institutionalize the processes and plans for on-going acquisition of instructional equipment and computer technology; provide faculty, staff, and students on-demand, efficient, and reliable access to technology.*
- **Outreach:** *Establish a coordinated outreach program to increase student access and diversity, and increase collaborative partnerships with business, industry, education, and the community.*
- **Student Services Development:** *Develop student services focused on student needs and supporting all modes of program delivery.*

- **Educational Program Development:** Refine and expand delivery systems for programs and services to provide greater access and support for varied learning modes including distance learning, flexible scheduling, alternative pedagogy, satellite locations, collaborative learning, and accelerated/intensive courses; expand learning resources to increase student access to and skill in using information and technology.
- **Staffing:** Provide institutional support for staff and faculty to maintain currency in their fields, competitive compensation, and adequate numbers to service student needs.
- **Organizational Structure:** Provide resources to promote collaboration, teamwork, and a 12-month college structure; provide more effective student services by clustering Student Services in a single location.
- **Internal Communication:** Develop an increased sense of community among faculty and staff by creating a faculty and staff gathering place that facilitates intersection; develop a comprehensive, multi-faceted system for sharing information throughout the College.
- **Accountability:** Collect and analyze data on potential, current, and past students to identify emerging needs and trends; conduct ongoing research on its external communities to determine attitudes, opinions, and needs.
- **Facilities:** Since existing facilities are inadequate to implement these educational initiatives, modify facilities as outlined in the Facilities Plan.

The Facilities Plan, also prepared in 2001, is the direct expression of the above goals identified by the Educational Plan. The Facilities Plan is an advisory document and not legally binding. A comprehensive assessment of these goals was completed as part of the Facilities Plan and the following facilities considerations were identified:

- **Schedule facilities use to eliminate proprietary attitudes.** The College will initiate methods to oversee the effective allocation of area. The goal is to limit competition for resources, and to limit the need to construct additional facilities.
- **Create an interdisciplinary learning space.** Combine the inherent economy of shared facilities with the academic benefits of cross-disciplinary contact and social interaction.
- **Redesign classrooms to include studio-type and flexible learning environments.** Accommodate variety in instructional methods and learning styles.
- **Provide flexible “smart” classrooms for all programs.** While the predominant instructional method, there is little existing capability for computer-based interactive learning. The creation of additional facilities, distributed throughout campus buildings will be undertaken in any future remodeling projects.
- **Add office and storage area for new and existing programs.** Current space allocation does not accommodate the increasingly complex support requirements for the instructional and service programs.
- **Provide workspace for Adjunct Faculty.** Departments increasingly depend on part-time faculty to provide services. Little or no office or support area is currently available for these instructors to prepare and store educational materials, or to meet with students.

- **Consolidate Student Services.** Closer physical proximity will promote accessibility for students and enhance communication between service groups.
- **Create a Faculty Commons.** The development of a dedicated area for faculty and staff interaction, professional development, and public presentations will encourage collaboration and interdisciplinary teaching.
- **Provide safe, ergonomic, and accessible facilities.** All future modifications must meet current regulatory requirements. Improved seismic performance, automatic sprinkler installation, HVAC replacement and the removal of remaining impediments to disabled access will be undertaken.
- **Incorporate wellness concepts in facilities design and campus planning.** The health benefits accruing from occupant comfort and control translate directly to improved performance.
- **Preserve the campus natural environment.** Identify and protect Heritage Trees. Restore the Vasona Creek environment to native riparian habitat. Combine these conservation efforts with the development of dedicated outdoor instruction areas.
- **Explore and expand the use of off-campus facilities.** The continued viability of the College depends in part on broadening the regional base. Increased visibility and access to programs is essential to this effort.

The proposed LRDP, prepared in 2004 for West Valley College, presents a proposed framework for land use and capital investment to meet the goals of the Educational and Facilities Master Plan through the year 2015. The proposed LRDP describes both the scope and nature of development anticipated within this timeframe. This LRDP does not commit the WVMCCD to any specific project, but rather provides a strategic framework for decisions on specific projects that are proposed within this timeframe. The LRDP establishes a maximum amount of net new growth that could occur on the West Valley College campus during this timeframe and this level of growth cannot be substantially exceeded without amending the LRDP.

The objectives of the LRDP would involve renovation and expansion of campus facilities as well as improvement of campus vehicular and pedestrian circulation to support the above mission and goals for West Valley College. Since the campus was completed nearly three decades ago, changes in instructional methods and technology over this time have created the need to modify existing space (classrooms, laboratories, and offices) and develop additional capacity in telecommunications and distance-learning capabilities. Such modifications would entail a complete re-working of the college's wiring structure and the installation of advanced technology in all classrooms and many of the laboratories. In addition, developments in the area of matriculation necessitate that more space be provided for admissions and part-time faculty, and more flexible work areas be provided for classified staff. A high priority for the campus is barrier removal for the physically disabled. Additional objectives of the LRDP are to make as efficient a use as possible of the limited physical space available within the West Valley College campus grounds in order to better support and implement the educational mission of the District and the College, and to avoid cost-prohibitive building renovations where demolition and replacement would be more cost-effective means of providing adequate modern educational facilities.

3.3 TECHNICAL PROJECT DESCRIPTION

3.3.1 Student Enrollments

Student enrollment data collected by the California Department of Finance includes actual enrollments (1973 to 2002) and forecasted enrollments for the West Valley–Mission Community College District (WVMCCD). Past enrollment data indicate that actual enrollments over the past 30 years have varied from a low of 15,539 students in 1973 to a high of 31,270 students in 1989. Enrollments at West Valley College comprise approximately 53% of District enrollments.

In 2003, the Department of Finance forecasted District enrollments to be 23,958 in 2003 and 19,661 in 2004.¹ However, information obtained from the Selected Statistics Report compiled by the State Chancellor's Office indicates that actual District enrollment in the 2003 fall semester was 25,924,² approximately 8% higher than the Department of Finance's forecasted 2003 enrollment. Applying the same *instructional capacity:actual enrollment* ratio of 10.24 (used by the Department of Finance to estimate the District's 2004 enrollment) to the actual 2003 enrollment, 2004 enrollments are estimated to reach 27,766,² which is 41% higher than the Department of Finance's forecasted 2004 enrollment. Actual student enrollments in 2003 and forecasted enrollments for 2004 are clearly higher than the State's forecasted 2003 and 2004 enrollments.

3.3.2 Campus Space Needs

Projected Instructional Capacity Needs

The Facilities Plan, California Department of Finance, and State Chancellor's Office use student enrollments to forecast instructional capacity needs. Instructional capacity is measured in terms of "Weekly Student Contact Hours" (WSCH). In 2000, the State Chancellor's Office estimated that student enrollments will increase modestly at 2.5% annually over the next ten years, and the demand on instructional capacity would increase by approximately 22,000 WSCH at West Valley College between 2000 and 2010 (from 136,944 to 158,947 WSCH). The Facilities Plan indicates that forecasted increase in WSCH of 16% would indicate the need for approximately 35,101 assignable square feet (ASF) by 2010.

When actual instructional capacity during 2003 fall semester (260,753 WSCH) is compared to actual 2000 WSCH (227,720), the instructional capacity demand increased by 33,033 WSCH for the District

¹ Fax transmittal dated June 30, 2004 from Ian Abell, Former Director of Facilities Planning & Operations, WVMCCD, to Fritz Geier regarding State Department of Finance enrollment projections and split between the colleges.

² Email communication dated December 14, 2004 from Bud Allen, CCS Group, to Fritz Geier regarding West Valley-Mission Community College District Enrollment Statistics.

between 2000 and 2003. Since the District divided the total WSCH 60:40 between West Valley College and Mission College in 2000, it is estimated that instructional capacity demand has increased by approximately 20,000 WSCH at West Valley College. Applying the same *instructional capacity:actual enrollment* ratio of 10.24 (used by the Department of Finance to estimate the District's 2004 WSCH) to the actual 2003 WSCH, the District's 2004 WSCH demand is estimated to reach 284,325 WSCH,³ which is 41% higher than the Department of Finance's forecasted 2004 WSCH of 201,329. When the revised WSCH estimate for 2004 (151,000 to 171,000 for West Valley College, depending on how the total is divided between the two colleges) is compared to the Facilities Plan's projected WSCH for 2010 (158,947 for West Valley College), it appears that the 2004 instructional capacity need is approaching or has already met the Facilities Plan's forecasted 2010 need (based on actual enrollments).

When the projected annual growth rate of 2% in student enrollments is applied,⁴ the projected instructional capacity need by 2015 could reach 353,500 WSCH for the District or 187,000 WSCH for West Valley College. This would represent an increase of 50,000 WSCH between 2000 and 2015 for West Valley College, which would indicate the need for approximately 80,000 ASF (based on the same WSCH:ASF ratio applied in the Facilities Plan).

Projected Space Needs

The LRDP outlines a number of demolition, interior remodeling, renovation, expansion, and new construction projects, most of which were included in the Facilities Plan. The LRDP would be implemented over a ten-year period (2005 to 2015). These projects would result in the addition of approximately 75,500 ASF. Demolition of four temporary structures (10,300 ASF) and Carlson House (1,600 ASF) would result in a net addition of approximately 63,600 ASF. Project implementation would increase total permanent space on campus from approximately 347,000 ASF to 410,600 ASF. New building areas would total approximately 94,500 gross square feet (GSF).

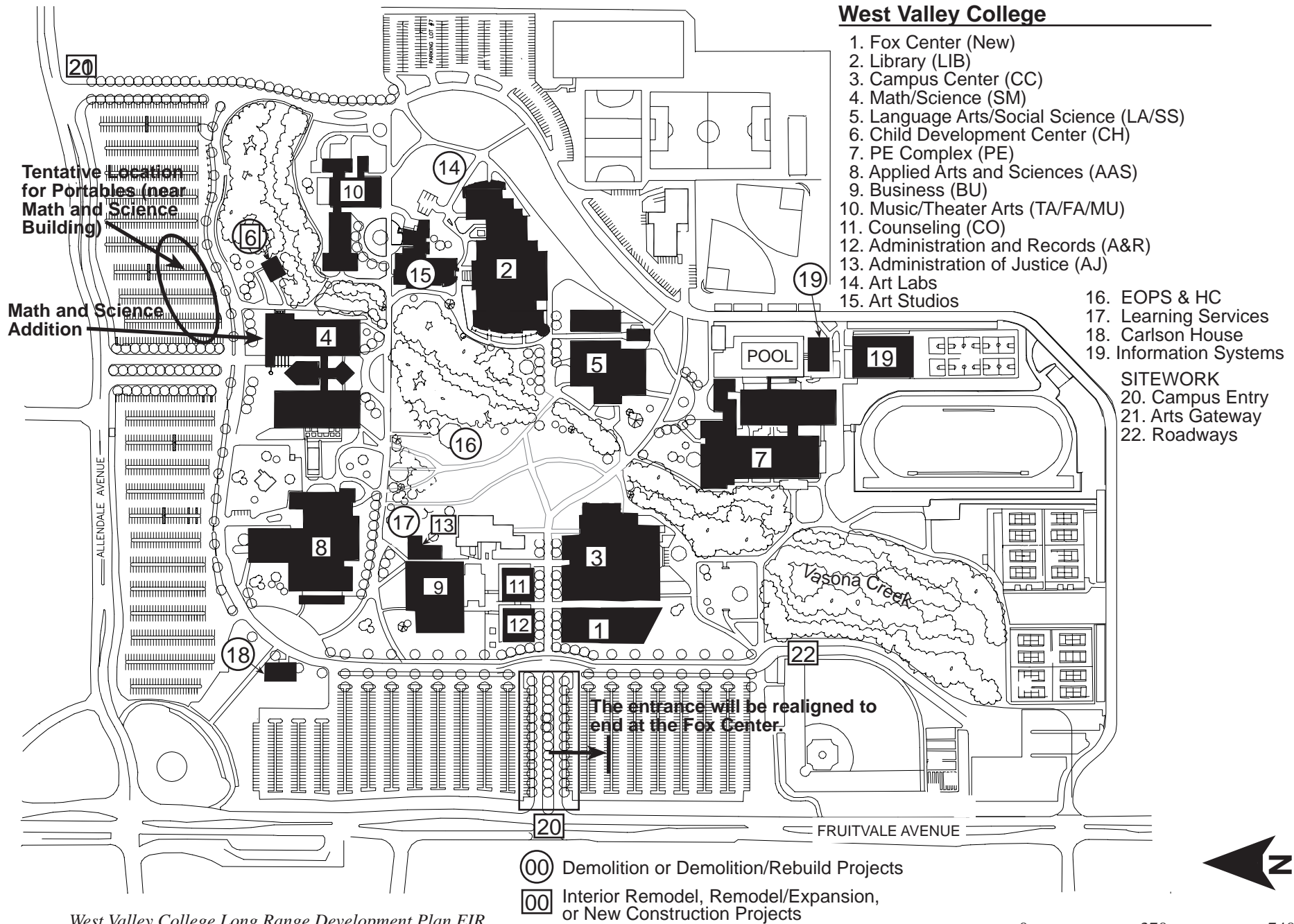
3.3.3 Campus Land Use

All proposed facilities would be developed within the existing campus boundaries and locations of planned improvements are indicated in Figure 3-3, the proposed 2015 Long Range Development Plan. Plan implementation would involve the following activities:

- Maintenance projects including maintenance, repair and/or replacement of various building exterior/interior finishes and utility systems;

³ Email communication dated December 14, 2004 from Bud Allen, CCS Group, to Fritz Geier regarding West Valley-Mission Community College District Enrollment Statistics.

⁴ Telephone communication on December 15, 2004 with Bud Allen, CCS Group, regarding annual growth rate of student enrollments between 2004 and 2015.



- Demolition of six temporary structures and two permanent structures, replacement of two temporary structures with larger buildings (with one relocated to an adjacent area), and replacement of two temporary structures and one permanent structure with new buildings of equal size;
- Interior remodeling of eight existing buildings (no building expansion);
- Renovation and/or expansion of four existing buildings;
- Construction of one new building;
- Reconfiguration and consolidation of six existing campus accesses to four locations on Fruitvale and Allendale avenues; and
- Realignment of existing campus roadways and walkways to improve on-site circulation.

A detailed list of planned projects, existing and proposed assignable space by project, and construction schedules are included in Table 3-1. These projects have been classified into four types of development projects. Project categories and each project are described briefly below:

Maintenance Projects

Maintenance projects for all permanent structures would be implemented at the same time that more extensive “interior remodeling” and “modification/conversion” projects occur. These projects involve:

- Exterior Materials Maintenance and Repair
- Interior Finishes Upgrade and Replacement
- Utility Systems Maintenance and Replacement (including network, telephone, electrical distribution, security system, energy management system, clock system, and installation of a fire protection water main)

Demolition Projects

The Facilities Plan indicates that all temporary structures would be demolished since many of these are over 25 years old. Uses within most of these structures would be relocated to modified, existing permanent buildings. Although the Facilities Plan identifies temporary structures to be demolished, it is now anticipated that two temporary buildings (Police and Warehouse and Facilities Annex) would be retained and remain in service, as indicated in the LRDP. Other temporary structures would be demolished but rebuilt as permanent structures. Temporary structures and their anticipated use as well as permanent structures to be demolished are listed as follows:

Table 3-1
List of Planned Projects

Project Number*	Proposed Facilities Projects	Tasks	Existing ASF	Additional ASF	Estimated GSF	Construction Schedule
Maintenance Projects						
NA	Maintenance: Exterior Materials Maintenance and Repair	Identify/replace damaged exterior walls; replace roof systems; test for exterior asbestos and replace as necessary.		0		Schedule Linked to Projects Listed Below
NA	Maintenance: Interior Finishes Upgrade and Replacement	Replace/upgrade interior finishes in permanent buildings.		0		Schedule Linked to Projects Listed Below
NA	Maintenance: Utility Systems Maintenance and Replacement	Replace utility systems.		0		Schedule Linked to Projects Listed Below
Demolition Projects						
18	Carlson House	Demolish	1,620	-1,620	-1,800	Not Scheduled
6	Child Care Center (CH, Building 8)	Demolish and rebuild.	2,152	-2,152	-2,584	July-12
16	EOPS (Building 7)	Demolish	3,365	-3,365	-4,807	July-10
17	Learning Services (LS, Building 17)	Demolish	4,821	-4,821	-6,887	July-12
Projects to be Demolished and Rebuilt or Buildings to Remain in Service						
19	Information Systems (IS, Building 11)	Demolish and rebuild.	3,739	-3,739	-5,144	August-05
14	Art Labs (AL, Building 13E)	Demolish and rebuild.	1,897	0	0	July-12
15	Art Studios (AS Building, Building 13D)	Demolish and rebuild.	9,420	0	0	July-12
16	Health Care (HC, Building 14)	Demolish and rebuild for Information & Data Center.	1,223	0	0	August-05
Sub-total			24,465	-11,925	-16,838	

NOTES: * = See Figure 3-3 for project locations

ASF = Assignable Square Feet

GSF = Gross Square Feet

"Total Existing ASF" reflects only campus buildings subject to interior remodeling, renovation, or expansion as well as new construction.

Timing of projects that are listed as "Not Scheduled" will depend on funding availability.

Table 3-1 (Cont'd)
List of Planned Projects

Project Number*	Proposed Facilities Projects	Tasks	Existing ASF	Additional ASF	Estimated GSF	Construction Schedule
Interior Remodeling Projects						
13	Interior Remodeling: Renovate Administration of Justice Building (AJ, Building 2)	Modify interior to meet current requirements; remodel exterior to add entry/colonnade at mall; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	3,139	0	0	July-12
12	Interior Remodeling: Renovate Admissions & Records Building (A&R, Building 3)	Modify interior to meet current requirements; remodel exterior to add entry/colonnade at mall; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	7,185	0	0	July-12
9	Interior Remodeling: Remodel Business Building/Computer Rooms (BU/CR, Building 4)	Enclose existing open corridors & courtyards; modify existing classrooms to meet current instructional requirements; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	17,370	0	0	July-12
11	Interior Remodeling: Renovate Student Counseling Building (CO, Building 9)	Modify interior to meet current requirements; remodel exterior to add entry/colonnade at mall; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	6,000	0	0	July-12
8	Interior Remodeling: Renovate Applied Arts & Sciences Building (AAS/CS/TC, Building 10)	Modify existing classrooms to meet current instructional requirements (remodel for studios/smart classrooms); provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	38,632	0	0	July-09
10	Interior Remodeling: Renovate Music/Theater Arts Buildings (TA, Buildings 13A, 13B; MU, Building 13C)	Improve music practice rooms & orchestra room; add studio for electronic music; improve theater; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	41,712	0	0	July-12

Table 3-1 (Cont'd)
List of Planned Projects

Project Number*	Proposed Facilities Projects	Tasks	Existing ASF	Additional ASF	Estimated GSF	Construction Schedule
Interior Remodeling Projects (Cont'd)						
5	Interior Remodeling: Remodel Language Arts/Social Sciences Building (LA/SS, Building 15)	Remodel existing classroom areas for computer-based instruction; construct new offices, computer laboratories and smart classrooms in the area vacated by photo labs; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	28,025	0	0	July-10
7	Interior Remodeling: Remodel & Expand P.E. Complex (PE, Building 18)	Renovate swimming pool & equipment; provide disabled access to pool; renovate and expand sports medicine; relocate dance studio to Performing Arts Studio under Project #2; renovate/expand laboratories for weight, aerobics, and martial arts; renovate dressing rooms & showers; improve irrigation & drainage for training fields; expand storage; resurface running track. Provide additional space for faculty offices.	58,050	4,000	6,000	Pool Renovation: August-05 Project Remainder: July-10
	Interior Remodeling: Warehouse and Facilities (W&F, Building 21)	Provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace lighting, & mechanical (HVAC) systems.	12,754	0	0	July-10
Renovation & Expansion Projects and New Construction Projects						
3	Renovation/Expansion: Remodel & Expand the Campus Center (CC/BKS/PD, Building 6)	Upgrade offices, retail & food service facilities (interior remodel); create meeting rooms/workshops in remodeled area; build Student Services Addition for relocation & consolidation of student services from temporary buildings; gateway improvements. Space may be added as a second story and restroom addition may be demolished to help accommodate expansion.	28,120	15,750	22,500	July-10
1	New Construction: Construct Fox Center (New Building)	Build centralized shared facility for college programs & campus activities (library, lecture, laboratory); provide high technology space for vital programs and enrollment growth (smart classrooms, specialized computer center, server/network center); create technology & information services (open computer laboratory, specialized computer labs, teleconferencing studio, smart classrooms, & server/network center) accessible 7 days/week.	0	20,800	32,000	August-06

Table 3-1 (Cont'd)
List of Planned Projects

Project Number*	Proposed Facilities Projects	Tasks	Existing ASF	Additional ASF	Estimated GSF	Construction Schedule
Renovation & Expansion Projects and New Construction Projects (Cont'd)						
2	Renovation/Expansion: Remodel & Expand Library/Television (LIB/TV/TU, Building 16)	Expand library/media (AV); in remodeled space, provide for performing arts studios, fine arts studio, photography laboratories, digital art and photography computer labs, and art gallery; provide landscaping to create an East Gateway.	40,285	12,845	15,350	July-12
4	Renovation/Expansion: Remodel & Expand Math/Science Building (M/S, Building 20)	Build new science laboratory wing to improve life safety conditions and instructional capacity; renovate existing vacated lab and support space to meet contemporary standards in remodeled area; remodel existing areas for new computer laboratories and smart classrooms; gateway improvements.	37,509	6,054	9,700	August-06
6	New Construction: Construct Child Development Center (Replace Demolished Building)	Replace existing temporary building; locate for improved access and proximity to associated programs.	0	7,840	11,200	July-12
19	New Construction: Construct Information Systems Building (Replace Demolished Building)	Replace existing temporary building but relocate to an area currently occupied by sand volleyball courts. Emergency generator to remain at current location.	0	12,000	19,000	August-05
20	New Construction: Realign Campus Entries at Allendale and Fruitvale	Reconfigure to provide direct alignment with proposed Fox Center; provide landscaping, lighting, and signage at gateways.	0	0	0	July-10
21	New Construction: Develop New Vehicle Access to Theater Arts Area	Provide direct connection to Arts area; provide landscaping, lighting, and signage.	0	0	0	Not Scheduled
22	New Construction: Reconfigure/Consolidate Campus Roadways	Reconfigure for alignment with proposed gateways; extend to connect Parking Lots 5 and 6; reconfigure Parking Lots 3 and 4 for Transit Connection; provide landscaping, lighting, and signage; restore former paved areas with landscape materials.	0	0	0	July-10
TOTAL ASF AND GSF			Existing ASF	Added ASF	Added GSF	
			347,018	63,592	94,528	

- Carlson House – to be demolished
- Child Care Lab (CH Building) – to be demolished and rebuilt with larger building at same location
- EOPS – to be demolished
- Information Systems (IS Building) – to be demolished and rebuilt with larger building on the adjacent area to the south
- Art Labs (AL Building) – to be demolished and rebuilt (same size)
- Art Studios (AS Building) – to be demolished and rebuilt (same size)
- Health Care (HC Building) – to be demolished and rebuilt (same size)
- Learning Services (LS Building) – to be demolished

Interior Remodeling Projects

Interior remodeling would be required for all remaining structures on campus. Different from the more extensive efforts necessary to convert buildings to new programmatic requirements under the next project category below, construction activities in this category include classroom modification, smart class construction, disabled access improvements, mechanical systems replacement, fire sprinkler replacement, lighting and power upgrades, and enhanced data and telecommunications capability. Buildings in this category include:

- Administration of Justice (AJ Building)
- Admissions and Records (A&R Building)
- Business Education/Computer Rooms (BU/CR Building)
- Student Counseling (CO Building)
- Applied Arts and Sciences (AAS/CS/TC Building)
- Theater Arts (TA Building)
- Music (MU Building)
- Language Arts/Social Sciences (LA/SS Building)
- Physical Education (P.E. Building)
- Library/Television Remodel (LIB/TV/TU Building)
- Math and Science Remodel (M/S Building)
- Warehouse and Facilities (W&F Building)

Renovation, Expansion, and New Construction Projects

Renovation and expansion projects could include activities described in the above category, but also could include significant external modifications. These improvements would be necessary to change a building's role on campus or greatly expand its capabilities. Conversion/modification projects would consolidate services or related activities, address compelling life safety concerns, provide permanent facilities for projects in the preceding categories, or relieve internal congestion. Buildings in this category include:

- Campus Center (CC/BKS/PD Building)
- Library/Television Addition (LIB/TV/TU Building)
- Math and Science Addition (M/S Building)

No space is currently available on campus or in the vicinity to house programs and services temporarily displaced by remodeling or conversion projects. No potential leased facilities exist in the immediate area. Consequently, development of surge space, or construction of new facilities is required prior to undertaking any of the activities described in the categories above. New construction would be required to consolidate activities, address program area and life safety deficiencies, and provide permanent facilities for all programs and services. Potential buildings in this category include:

- Fox Center
- Student Services Addition (Student Services Mall) to Campus Center (CC/BKS/PD Building)
- Science Building Laboratory Addition (M/S Building)

There are two buildings that also would be constructed, but they would replace the existing Child Care Center and Information Systems Building. The replacement buildings would be larger in size than the buildings being demolished and they are:

- Child Development Center (Replacement Building)
- Information Systems (Replacement Building)

In addition, the Information Systems Building would be relocated to the adjacent area to the south, which is currently developed with sand volleyball courts.

Surge Space

Approximately 15,000 square feet of surge space would be needed to accommodate uses affected by proposed building remodeling, renovation/expansion projects. In particular, the renovation/remodel and addition at the Math and Science Building would require relocation of labs, classrooms, and offices during this Surge space would need to be provided between approximately 2006 and 2012 and would be provided by the leasing of classroom/lab portables. Approximately 16 classroom and lab portables (a typical portable has 960 square feet of space) would be located in the parking lot located directly north of the Math and Science Building (see Figure 3-3 for approximately location).

3.3.4 Campus Access

Sitework/Infrastructure Projects

The Plan identifies the campus landscape as an important contributor to education, and also reflects community priorities to preserve and protect the grounds. Projects in this category include:

- Realign Campus Entries at Allendale and Fruitvale
- Develop New Vehicle Access to Theater Arts Area
- Reconfigure/Consolidate Campus Roadways

In addition to these projects, landscape and sitework (including walkway reconfiguration) would be included as part of the Fox Center, Campus Center, M/S Building, and P.E. Complex projects.

3.3.5 Construction Schedule

Construction of planned projects under the LRDP would occur through at least 2012, varying in intensity and location during the next seven years. Table 3-1 indicates the anticipated construction schedule for planned projects. Although the timing of projects will ultimately be determined by the availability of funding, it is anticipated that construction of the Information Systems Building, renovation of the pool, and sitework associated with campus access (campus entries, campus roadways/walkways) would occur in late 2005. These projects would be followed in 2006 by construction of the Fox Center and remodeling/expansion of the Math and Science Building. In 2009, planned renovation of the Applied Arts and Sciences Building would begin. Interior remodeling of the Language Arts/Social Sciences Building, P.E. Complex, and Warehouse and Facilities Building and expansion of the Campus Center are scheduled to occur during 2010. All remaining demolition, interior remodeling projects, library expansion, and construction of a new Child Development Center are scheduled for 2012 or after. Planned maintenance projects would occur when remodeling, renovation, or expansion of a particular existing building occurs. Demolition of Carlson House has not been scheduled.

3.4 REQUIRED PERMITS AND APPROVALS

The following planning and regulatory agencies could have permit or review authority over the proposed project and would be considered responsible agencies:

3.4.1 Federal Permits/Review Authority

U.S. Army Corps of Engineers, San Francisco District. All proposed discharges of dredged or fill material into waters of the United States must be authorized by the Corps of Engineers pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344). Waters of the United States generally include tidal waters, lakes, ponds, rivers, streams (including intermittent streams), and wetlands. Any campus projects that could potentially affect the creek would be within Corps jurisdiction and a permit may be required. More discussion is provided in Chapter 4, Section 4.3.2, *Regulatory Overview and Conformance with Local Plans and Policies*.

3.4.2 State Permits/Review Authority

State Chancellor's Office. The State Chancellor's Office reviews and approves campus improvements through its review and approval of the College's Five-Year Capital Improvement Plan. The Office approved this plan on January 14, 2005. No other approvals will be required to Plan implementation.

California Department of Fish and Game (CDFG). Under California Fish and Game Code Section 1602, the CDFG has the authority to regulate work that would substantially divert, obstruct, or change the natural flow of a river, stream, or lake; substantially change the bed, channel, or bank of a river, stream, or lake; or use material from a streambed. Vasona Creek and riparian woodland beyond the tops of bank are expected to fall under the jurisdiction of the CDFG. Prior to undertaking any activity that would directly or indirectly impact Vasona Creek, a Streambed Alteration Permit must be obtained from CDFG. More discussion is provided in Chapter 4, Section 4.3.2, *Regulatory Overview and Conformance with Local Plans and Policies*.

3.4.3 Regional or County Permits/Review Authority

Bay Area Air Quality Management District - Demolition Permit. Demolition activity could result in short-term exposure of people to hazardous materials and such activity will require a permit from the BAAQMD.

Regional Water Quality Control Board – NPDES Permit. Vasona Creek and riparian woodland beyond the tops of bank are expected to fall under the jurisdiction of the RWQCB. Impacts on habitats associated with the creeks would be subject to review by the RWQCB. In addition, if groundwater is encountered during any construction projects and requires discharge during dewatering, the District will be subject to regulations of the RWQCB. Since the West Valley Sanitation District does not allow discharge of groundwater to the sanitary sewer, it is likely that this water would need to be discharged to a storm sewer or creek, and this would require an NPDES permit. More discussion is provided in Chapter 4, Section 4.3.2, *Biological Resources Regulatory Overview and Conformance with Local Plans and Policies*, Section 4.4, *Hazards and Hazardous Materials*, Mitigation Measure 4.4-1d, and Section 5.1, *Hydrology and Water Quality*, Mitigation Measure 5.1-4.

Santa Clara County Water District. The Santa Clara Valley Water District (SCVWD) has jurisdiction over all watercourses in Santa Clara County. Pursuant to SCVWD Ordinance 83-2 Section 6.2, a permit from SCVWD is required for any actions affecting the District's jurisdictional floodways. Based on the review of the LRDP's project components, it is unlikely that West Valley College facilities improvements will require a permit from the SCVWD. However, the WVMCCD will submit individual project plans to the SCVWD for review and comment during the planning phases of each project.

Saratoga Fire District. The Fire District has authority to review and approve development plans for each project. The District reviews projects for site access and water supply to ensure that projects comply with District requirements for fire flows, road widths, and hydrant spacing/location.

West Valley Sanitation District - Demolition Permit. Since the West Valley Sanitation District provides sanitary sewer service to the college, a permit is required for any demolition projects.

3.4.4 Local Permits/Review Authority

City of Saratoga–Permits. The District will need to comply with the City of Saratoga’s Zoning Ordinance for non-classroom facilities improvements. The District may exempt itself from adhering to the City’s zoning requirements for classroom facilities. A detailed discussion of this issue is presented in the Land Use section (Section 4.1) of this EIR. However, it should be noted that the District has indicated its intention to cooperate with the City in the attainment of shared objectives and goals in the provision of high-quality educational facilities for the community.

3.5 RELATED PROJECTS

CEQA Guidelines Section 15130(b)(1)(A) requires an EIR to discuss cumulative impacts resulting from the proposed project in combination with “past, present, and probable future projects.” Probable future projects are defined as those projects "requiring an agency approval for an application which has been received at the time the notice of preparation is released..." According to City of Saratoga, there are no approved or planned projects in the area that would significantly affect the proposed project.⁵ Since there are no specific projects in Saratoga that could contribute to cumulative impacts, the City indicated that applications of an annual growth factor of 1% to account for any future projects in the City would be an acceptable approach. The EIR traffic impact analysis includes a background annual growth rate of 1% to account for any currently unforeseeable, future development projects in Saratoga. This assumed increase is reflected in the traffic impact scenario identified as “Future Baseline” or “2015 No Project Conditions”. Potential cumulative impacts that could result from implementation of the LRDP in conjunction with this potential future background growth would relate primarily to increases in traffic on local roadways and associated noise and air emissions. Such cumulative impacts are discussed under these topics in Chapter 4 as well as in Chapter 5, under *Cumulative Impacts*.

⁵ Letter communication dated February 2, 2005 from D. Sohrab Rashid, P.E., City of Saratoga Contract Traffic Engineer regarding cumulative project assumptions for the West Valley College Long Range Comprehensive Master Plan EIR traffic analysis.

Chapter 4 Setting, Potential Impacts, and Mitigation Measures

4.1 LAND USE, PLANS, AND POLICIES

This section evaluates the project's consistency with applicable land use plans, goals, and policies and also addresses land use compatibility issues.

4.1.1 Environmental Setting

Existing Land Uses

The 143-acre West Valley College campus is located in eastern Saratoga, southeast of the Saratoga Civic Center. The campus is bounded by Fruitvale Avenue on the west and Allendale Avenue on the north. Residential uses abut the southern and eastern campus boundaries. The Saratoga City Hall is located northwest of the site across the Fruitvale Avenue/Allendale Avenue intersection. Adjacent land uses include Redwood Middle School and residential uses to the west across Fruitvale Avenue as well as residential uses to the north across Allendale Avenue. The Church of Jesus Christ of Latter Day Saints is located immediately east of the campus on Allendale Avenue. The Odd Fellows Home (Independent Order of Odd Fellows' Grand Lodge of California), a senior care facility, is located approximately 500 feet south of the campus as part of the existing residential development south of the campus. Existing land uses are shown in Figure 4.1-1.

Campus History

In July 1962, the first public meeting convened to address the formation of the West Valley Joint Community College District. In October of that year, the California State Board of Education approved the District's formation, and in January 1963, the voters residing within the Campbell, Los Gatos-Saratoga, and Santa Clara High School Districts established the District.

The District's first college, West Valley Junior College, became operational in September 1964. The College opened on a 12.5-acre site in Campbell, occupying a remodeled grammar school. The 1964-65 academic year began with an enrollment of 3,203 students and a staff of 10 administrators and 53 instructors. One hundred courses were offered in the first year. The following year the name of the college was changed to West Valley College.



In 1964, the District purchased the current 143-acre Fruitvale – Allendale site in Saratoga. Funding from the State Junior College Construction Act was obtained, and between 1964 and 1974 the campus was developed. The first building was completed in 1968, and the first classes began in fall of that year.

In 1979, the District opened Mission College in Santa Clara. The name of the district was changed to West Valley – Mission Community College District to reflect the addition of the second campus.

4.1.2 Conformance with Local Plans and Policies

The following discussion identifies the compliance requirements for the Long Range Development Plan's improvement projects and the extent to which the proposed project complies with adopted and proposed land use objectives and policies affecting the project site. For complex legal reasons discussed below, some individual activities contemplated by the proposed LRDP are subject to local regulation, while others may not be.

Prior to 1959, the California Supreme Court held that public school activities were a matter of statewide concern and that school districts, being local agencies of the state, were not subject to municipal construction regulations when engaged in such sovereign activities as the construction of school buildings. *Hall v. City of Taft* (1956) 47 Cal.2d 177. It was subsequently held that school districts were likewise exempt from municipal zoning ordinances and that the state had occupied the field of school site selection by general laws contained in the Education and Government Codes. *Town of Atherton v. Superior Court* (1958) 159 Cal.App.2d 417. Because of the broad implications of the Taft and Atherton decisions, the legislature responded in 1959 by enacting Government Code Sections 53090-53095. Subsequent amendments added sections 53096, 53097, 53097.3, and 53097.5.

In general, Government Code section 53091 requires each local agency" to comply with "all applicable *building ordinances* and *zoning ordinances* of the county or city in which the territory of the local agency is situated." (Emphasis added.) Here, the "local agency" whose zoning and building ordinances might apply is the City of Saratoga. However, the District is exempted from compliance with the City of Saratoga's building ordinances as a result of other express provisions contained in Section 53091 which provide that, notwithstanding the preceding provisions of the statute, "this section does not require a school district...to comply with the building ordinances of a city or county."

In addition, Government Code section 53094 creates exceptions to the general principle that school districts are subject to cities' zoning ordinances. This statute provides that, notwithstanding section 53091, a school district need not "comply with the zoning ordinances of a county or city unless the zoning ordinance makes provision for the location of public schools and unless the city or county has adopted a general plan." Section 53094 also provides that, where a school district has consulted with the relevant local planning agency to obtain its input with respect to a proposed project, "the governing board of a school district, . . . by a vote of two-thirds of its members, may render a city or county zoning ordinance inapplicable to a proposed use of property by the school district." However, "[t]he governing board . . .

may not take this action when the proposed use of the property by the school district is for *nonclassroom facilities*, including, but not limited to, warehouses, administrative buildings, and automotive storage and repair buildings.” (Emphasis added.)

Here, because the proposed LRDP includes modifications to both classroom facilities and “nonclassroom facilities,” a super-majority of the Board of Trustees in some instances can vote, if it chooses, not to comply with the City of Saratoga zoning ordinance, whereas in other instances the ordinance will apply. The use of a portion of the campus for classroom facilities could be approved by such a supermajority vote notwithstanding possible objections from Saratoga, but the use of on-campus areas for nonclassroom facilities cannot.

School districts also have obligations created by Government Code section 53097. That statute provides that, notwithstanding section 53094, “the governing board of a school district shall comply with any city or county ordinance (1) regulating drainage improvements and conditions, (2) regulating road improvements and conditions, or (3) requiring the review and approval of grading plans as these ordinance provisions relate to the design and construction of onsite improvements which affect drainage, road conditions, or grading, and shall *give consideration to* the specific requirements and conditions of city or county ordinances relating to the design and construction of offsite improvements.” (Emphasis added.) If a school district elects not to comply with the requirements relating to off-site improvements, the local agency shall not be liable for any injuries or for any damage to property caused by the failure of the district to so comply.

Other state statutes help to ensure conformity between local zoning regulations and school district site locations and treatment of grounds and buildings. Government Code Section 65402(c) provides that a local agency (including a school district) shall not acquire or dispose of real property, nor construct or authorize a public building or structure, if the city has adopted a general plan and such general plan is applicable thereto, unless the location, purpose and extent of such acquisition, disposition, or such public building or structure have been submitted to and reported upon by the planning agency having jurisdiction, as to conformity with the adopted general plan. However, if the planning agency disapproves the location, purpose or extent of such acquisition, disposition, or the public building or structure, the disapproval may be overruled by the local agency (school district). Local school districts and community college districts are required to seek planning commission review of proposed acquisitions of school sites and may not act until after the planning commission completes its review. But if the commission opposes the acquisition, the district may proceed with the site acquisition following a 30-day waiting period. (Ed. Code, §§ 39004 and 81035.)

School districts are authorized to adopt five-year capital improvement programs containing specified information concerning proposed and existing capital improvements. Such a program, and revisions thereof, must be submitted to the planning agency of each affected city and county for review as to consistency with applicable general and specific plans. If the planning agency determines that the capital

improvement program is inconsistent, the district must not carry out the program unless it overrules such finding. (Gov Code, § 65403.)

Government Code Section 54999 et seq. provides that public entities, including school districts, may be required to pay “capital facility fees” to other public agencies to help defray the costs of “public utility facilities,” which are defined as facilities “for the provision of water, light, heat, communications, power, or garbage service, for flood control, drainage or sanitary purposes, or for sewage collection, treatment, or disposal.” (Gov. Code, § 54999.1, subd. (d).) (Note the absence of any reference to transportation and fire services.) This obligation was created by statute in 1988 in response to the decision of the California Supreme Court in *San Marcos Water District v. San Marcos Unified School District* (1986) 42 Cal.3d 154, which had held that public entities could not be made subject to such fees without statutory authorization. More specifically, the decision held that a water district could not require a school district to pay “sewer capacity right fees.”

In *City of Marina v. Board of Trustees of the California State University* (June 17, 2003), the Court of Appeal for the Sixth District held that, notwithstanding the general statutory CEQA mandate to mitigate significant environmental effects to the extent feasible (see Pub. Resources Code, § 21002), the California State University (“CSU”) system (and, by implication, school districts, cities, and counties) are prohibited by statute from paying fees to other public agencies for off-site transportation and fire safety improvements.

The *Marina* decision addressed the question of whether the CSU campus in the old Fort Ord military property in Monterey County was required to pay “fair share fees” for the off-site traffic and fire-related impacts associated with a campus expansion. CSU not only maintained that it was not *required* to pay such fees; it urged that it was *prohibited* from doing so. Over a vigorous dissent, a two-justice majority agreed with CSU. Interpreting Government Code sections 54999 through 54999.4, the court noted that the list of “public utility facilities” defined by section 54999.1 does not mention roads or fire stations. The decision went so far as to suggest that a public agency’s “fair share” payment to a neighboring jurisdiction’s transportation capital improvement program could be deemed a “gift of public funds.” In other words, such payments not only are not mandatory; they are forbidden.

Because neither the 1986 *San Marcos* decision nor the statutory response addressed CEQA issues, it was unclear prior to *Marina* whether the principle prohibiting one public agency from *demanding* fees from another (except for qualifying “public utility facilities”) affected a CEQA lead agency’s obligation to mitigate the significant environmental effects of its *own* projects. In other words, it was unclear whether, for example, a school district could furnish – without compulsion – funds to a city as a means of mitigating a school’s traffic impacts.

On October 1, 2003, the California Supreme Court granted a petition for review in the *City of Marina* case, rendering the Court of Appeal opinion uncitable as precedent, and leaving in question the validity of its reasoning. As of April 25, 2005, the high court had not yet issued its opinion in the case, though the

matter had been fully briefed. The law therefore remains unclear whether a city or county (e.g., the City of Saratoga) can ask an entity such as the District to pay fees for off-site transportation facilities or fire safety improvements, or whether the District, as a CEQA lead agency, may opt to use public funds to pay fees to mitigate off-site traffic and fire safety impacts.

As indicated in the Initial Study for the project, the West Valley – Mission Community College District has made a firm commitment to cooperate with the City of Saratoga in land use planning efforts that affect both jurisdictions. To ensure that the campus planning program responds to the needs of the community, the Trustees for the District removed a controversial sports complex component from the proposed LRDP program and the Trustees rescinded resolutions that made all Saratoga zoning ordinances inapplicable to District property. The following review of the LRDP with respect to the City's General Plan guidelines further supports this commitment to cooperation between the District and the City.

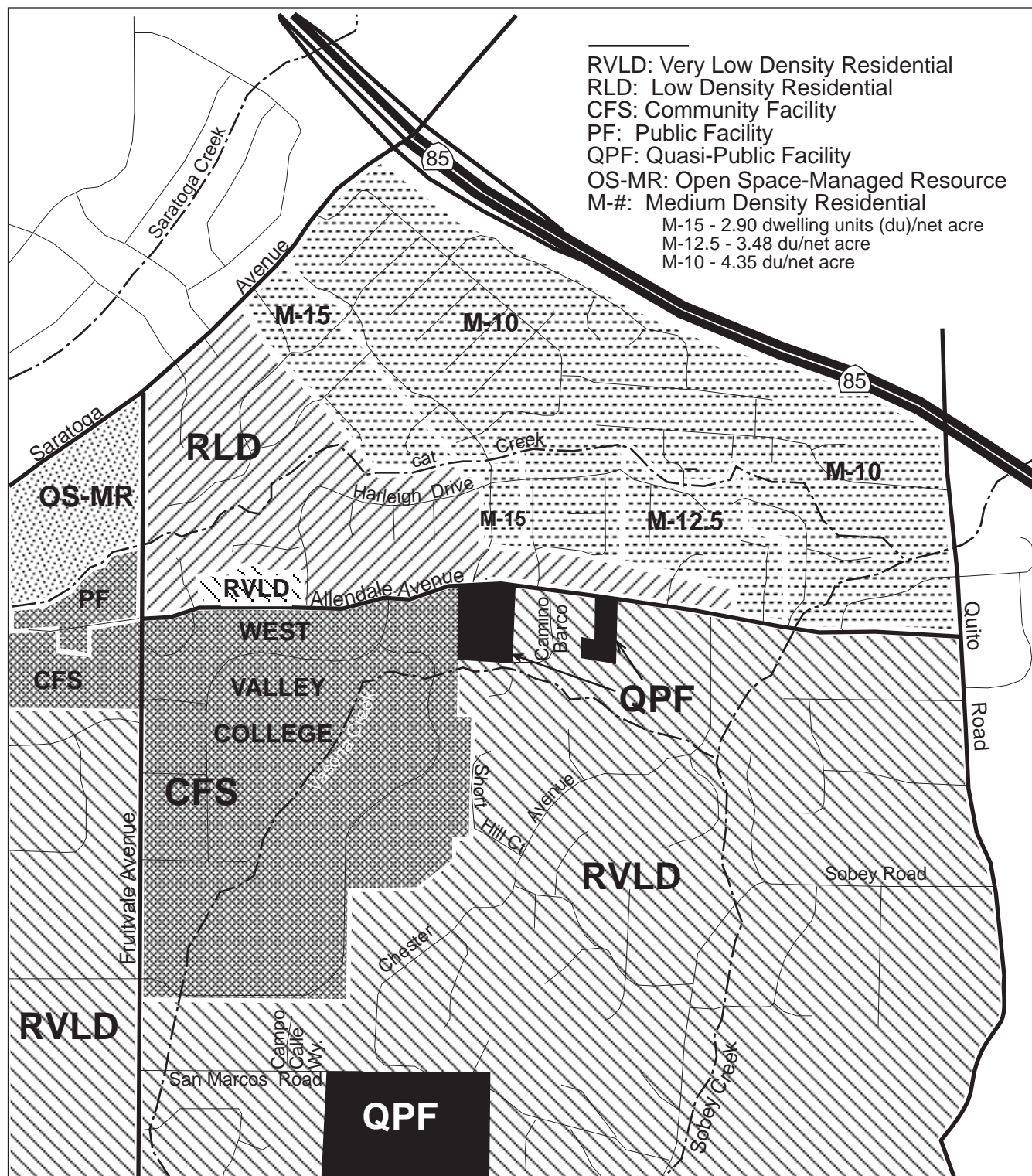
Saratoga General Plan

The land uses permitted in Saratoga are divided into five broad categories: residential, commercial, industrial, open space, and community facilities. The West Valley College campus area is designated in the Land Use Element of the Saratoga General Plan as "CFS," Community Facilities (Figure 4.1-2). The Community Facility land use designation includes three sub-categories: School/Open Space, Public Facilities, and Quasi-Public Facilities. The Land Use Element identifies elementary schools, junior high schools, high schools, and West Valley Community College as the uses covered by the School/Open Space Resource category. The General Plan states:

"The open space and recreation areas of these sites are part of the City's open space inventory and help supplement City park use. Only school facilities or uses compatible with those facilities and adjacent uses are permitted. Intensity of building is governed by the zoning districts in which the schools are located. Allowable building coverage varies and is regulated by use permit."

The Saratoga General Plan includes a "statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan."

The Land Use Element provides goals, policies, and implementation measures to guide the development of lands within the community. Project consistency with relevant land use policies is discussed below.



Source: City of Saratoga 2001



General Plan Policies	Project Analysis
<p><i>Land Use Element (LU)</i></p> <p><i>LU 5.0: The City shall use the design review process to assure that new construction and major additions thereto are compatible with the site and adjacent surroundings.</i></p>	<p><i>All proposed facilities would be developed within the existing campus. The project components of the LRDP primarily entail maintenance projects, interior remodeling of eight existing buildings, renovation and/or expansion of four existing structures, demolition and replacement of certain temporary and permanent buildings with new buildings of equal size, the development of one new building, reconfiguration of campus access points, and realignment of campus roadways and walkways. Major additions and new construction will be designed to conform with current campus architecture, assuring integration of new construction with existing facilities and consistency with the overall architectural design on the campus. In this manner, the LRDP proposals would be consistent with the intent of goal LU 5.0 to ensure that new construction is compatible with adjacent surroundings.</i></p>
<p><i>LU 6.0: Relate new development and its land uses to presently planned street capacities so as to avoid excessive noise, traffic, and public safety hazards. If it is determined that existing streets need to be improved to accommodate a project, such improvements shall be in place or bonded prior to issuance of building permits.</i></p> <p><i>Policy LU.6.2: Proposed land uses and development proposals shall be evaluated against ordinance standards to assure that the related traffic, noise, light, appearance, and intensity of use have limited adverse impact on the area.</i></p> <p><i>Policy LU.6.3: The capacity of existing streets shall be recognized prior to tentative building site or subdivision approval of any project. New development shall be designed to minimize disruption to the area caused by an increase in through or heavy traffic.</i></p>	<p><i>The LRDP project proposes expansion of four buildings, replacement of four existing facilities, and construction of one new building. The plan also presents access improvements that would accommodate future educational uses at the campus. These access improvements were formulated to enhance public safety for existing as well as future conditions at the campus. The schedule for campus projects provides for infrastructure improvements at the outset of LRDP implementation, conforming to the City's standard of street improvement prior to construction of new facilities. A detailed discussion of transportation-related conditions, planned improvements, and impacts is presented in the Traffic and Circulation section of this EIR.</i></p>
<p><i>LU 7.0: Promote the long-term economic soundness of the City government through careful analysis of land use decisions and fiscal practices.</i></p> <p><i>Policy LU.7.1: The City shall consider the economic impacts of all land use decisions on the City.</i></p> <p><i>Policy LU.7.2: The City shall adopt an ordinance which will authorize exactions in the form of improvements or fees required to from developers to compensate the City for the direct and indirect economic effects that arise from proposed development and to insure implementation of this General Plan.</i></p>	<p><i>As indicated above, Government Code Section 54999 et seq. provide that public entities, including school districts, may be required to pay "capital facility fees" to other public agencies to help defray the costs of "public utility facilities," which are defined as facilities "for the provision of water, light, heat, communications, power, or garbage service, for flood control, drainage or sanitary purposes, or for sewage collection, treatment, or disposal." (Gov. Code, § 54999.1, subd. (d).) The California Supreme Court is currently deciding whether the absence of any reference to transportation and fire safety facilities in the definition of "public utility facilities" operates to prevent entities such as</i></p>

General Plan Policies	Project Analysis
	<p><i>school districts from using public funds to pay for offsite transportation and fire safety improvements, even where such entities have prepared CEQA documents showing that their projects cause significant off-site transportation and fire service impacts. However, it should be noted that the District is financially responsible for infrastructure improvements (roadway, utilities, etc.) required to serve the projects planned in the LRDP. To a certain extent, such improvements will also address existing deficiencies thereby benefiting the City.</i></p>

Saratoga Land Use Regulations

The General Plan Land Use Element (page 3-4) specifies that the intensity of building on lands designated Community Facilities is governed by the zoning districts in which the schools are located. The West Valley College campus is located in a “R-1-40,000” residential zone (Very Low Density Single Family) in the City (Figure 4.1-3). Low Density Single Family Residential uses (“R-1-20,000”) occur immediately north of the campus. The corresponding General Plan land use designation for the campus vicinity is:

“Very Low Density Single Family – Maximum density of 1.09 DU/net acre or 3.38 people/acre. Maximum intensity of building and impervious surface coverage: 35% of site area.

Low Density Single Family – Maximum density of 2.18 DU/net acre or 6.76 people/acre. Maximum intensity of building and impervious surface coverage: 45% of site area.”

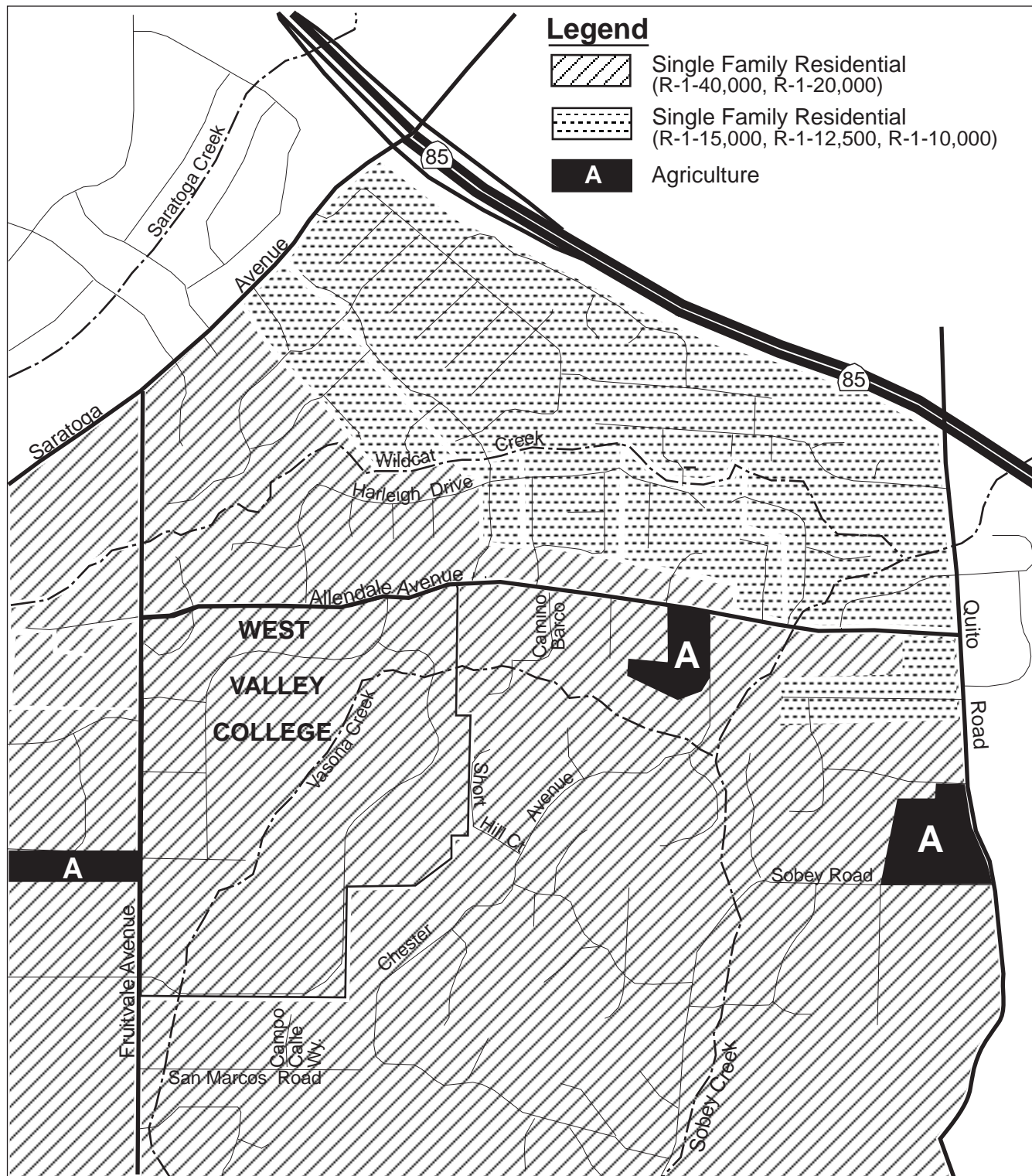
In order to implement the provisions of the General Plan, the municipal code of the City of Saratoga includes Chapter 15, Zoning Regulations. Section 15-12.030 of the Code addresses conditional uses permitted in R-1 single family residential districts. Specifically, it states:

“The following conditional uses may be allowed in the R-1 districts, upon the granting of a use permit pursuant to Article 15-55 or Article 15-56 of this Chapter:

(b) Community facilities.”

Furthermore, Section 15-55.030 (Variation from standards) of the municipal code indicates:

“A conditional use may be permitted by a use permit to have different site area, density, structure height, distances between structures, site coverage, front, side and rear yard minimums and off-street parking and loading requirements, other than as listed under the specific regulations for unconditional permitted uses in the zoning district in which it lies...”



Source: City of Saratoga 2001



The West Valley College campus includes substantial open space areas around and interspersed between existing buildings on the site. Examination of aerial photographs of the campus site indicates that approximately 36 to 40 percent of the 143-acre property is covered with impervious surfaces. This level of coverage is consistent with the City's guidelines for building coverages in very low to low density residential districts.

4.1.3 Potential Impacts and Mitigation Measures

Significance Criteria

Based upon the criteria presented in Appendix G of the *CEQA Guidelines*, implementation of the proposed project would have a significant impact if it were to:

- physically divide an established community; or
- conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

Compatibility with Existing Land Uses

Impact 4.1-1: The project would alter existing land uses on the site. (Less than Significant)

The implementation of the LRDP would result in the expansion of certain existing building space as well as renovation and remodeling of campus buildings. Additionally, the construction of the new Fox Center would incrementally reduce the open space on the campus. The development of 63,592 ASF on the West Valley College site would increase existing building areas by approximately 18 percent. The expansion of existing building area on the campus would increase building coverage of the campus from eight percent to approximately 10 percent of the total campus area over the LRDP planning period of 10 years.

The additional building space would be used for educational instruction and supporting administrative purposes associated with the routine operation of the college. Consequently, the new building space would be consistent with existing building uses on the campus, and compatible with the residential uses existing around the West Valley College campus. Furthermore, temporary construction activities would be primarily limited to existing buildings located in the central portion of the campus. For the most part, these instructional facilities are separated from surrounding residential uses by intervening parking lots and recreational fields on the campus property. The conversion of less than one percent of the campus' open area to new educational use would be a less-than-significant effect of the project.

Mitigation Measure 4.1-1: None required.

References – Land Use

City of Saratoga, 2001. *City of Saratoga General Plan and Zoning Maps*. Information provided through the City of Saratoga website (<http://www.saratoga.ca.us/>). Accessed on February 1, 2005.

_____, 1993. *City of Saratoga General Plan Elements*.

_____, 1983. *City of Saratoga General Plan*.

Education Code §39004, 81035, and 81390.

Government Code §53090-53095, 53097, and 54999 et seq. Municipal Code of the City of Saratoga, Chapter 15 Zoning Regulations. Information provided through the City of Saratoga website (<http://www.bpcnet.com/codes/saratoga/>). Accessed on January 25, 2005.

West Valley – Mission Community College District, 2001. *West Valley College Educational and Facilities Master Plan*. February 2001.

4.2 AESTHETICS

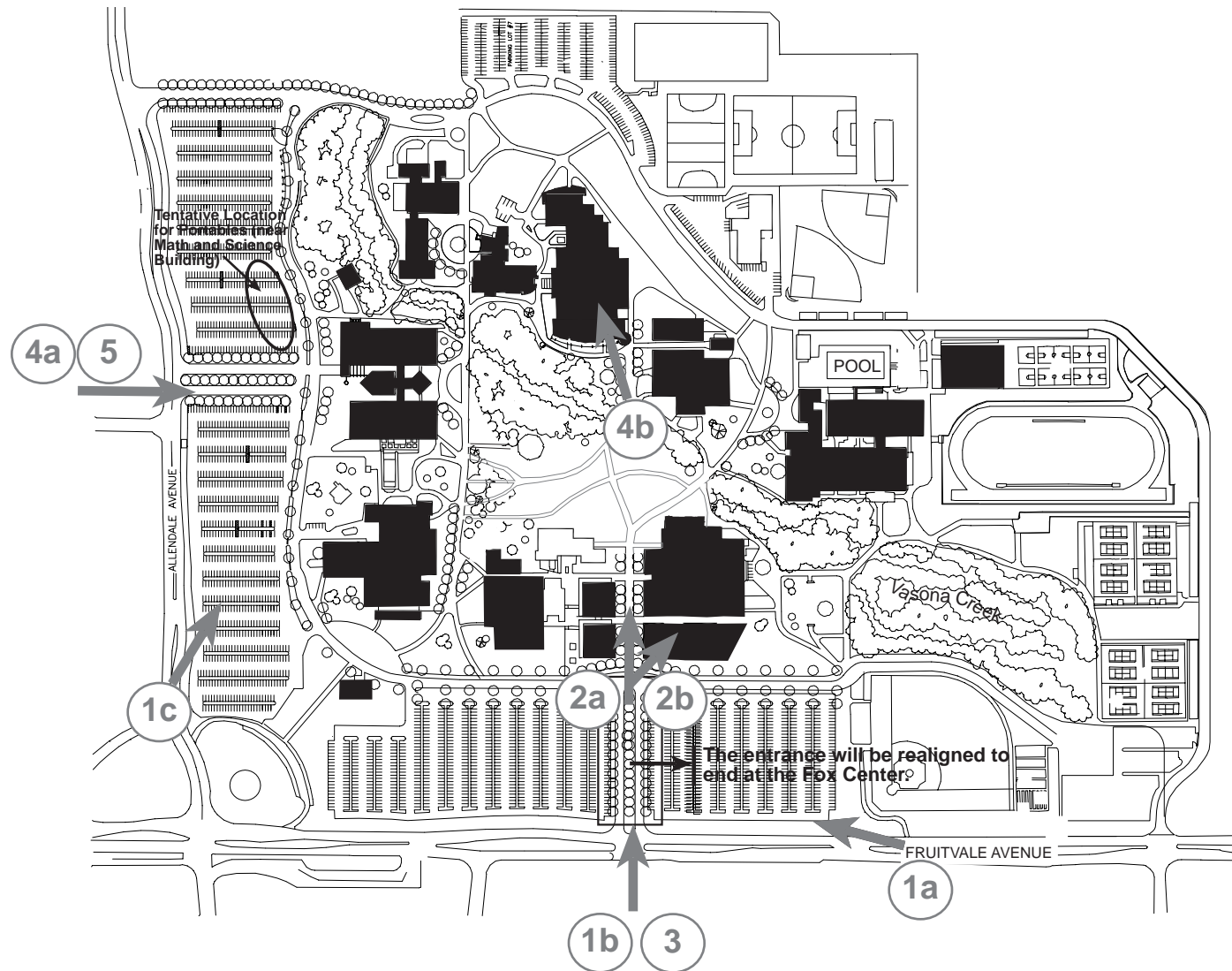
4.2.1 Environmental Setting

Existing Visual Character

The West Valley College Campus is located within the City of Saratoga, in a very low-density suburban residential setting characterized by abundant mature, large-scale trees. The campus is characterized by a relatively high level of visual quality, consistent with the surrounding residential environments. Existing noteworthy scenic vistas, however, are largely absent from the project setting. Although terrain is nearly level, long scenic or panoramic views are generally constrained by foreground tree canopies and structures.

The West Valley College campus possesses many attractive characteristics, including low-rise, low density development, extensive landscaping, and open space. The centrally located Vasona Creek corridor, whose large-scale riparian woodland bisects the campus, provides a vivid and attractive focal landscape feature. From adjacent public roadways, the campus is well-screened by mature redwood hedgerows along the perimeter, and extensive parking lot tree plantings, both of which serve to visually mute the visibility and prominence of the extensive perimeter parking lots. Sited behind large set-backs formed by the perimeter parking lots, the predominantly single-story campus structures are visually subordinate from off-campus viewpoints, blending in scale with the surrounding residential neighborhoods.

Figure 4.2-1 presents a map of the project area identifying the locations of representative viewpoints used for the evaluation of potential impacts on visual and aesthetic resources. Figure 4.2-2 provides three representative views of the West Valley College campus from Fruitvale Avenue (View 1a), at the college entry on Fruitvale Avenue (View 1b), and from Allendale Avenue (View 1c). The views encompass typical scenes observed by the traveling public and neighborhoods to the west and north of the campus. The predominant visual elements include perimeter landscape trees, screened views of campus buildings such as the Campus Center Building, and the landscaped parking lots adjoining Fruitvale and Allendale avenues. The eastern and southern bounds of the campus adjoin rear and side yards of existing residential properties. Extensive tree and associated landscape plantings along these boundaries also screen views of the campus from adjoining neighborhoods to the east and south. College sports fields in the eastern and southern part of the campus provide additional distance and buffering for these neighborhoods.





View 1a
Perimeter Redwood
Screening on Fruitvale
Avenue

View 1b
Entry and Parking
Landscaping on Fruitvale
Avenue



View 1c
Perimeter Screening on
Allendale Avenue

Potentially sensitive receptors in the vicinity include adjoining and nearby residences, many of which directly abut portions of the campus boundary; motorists on Allendale and Fruitvale avenues; Saratoga City Hall; and the Redwood Middle School across Fruitvale Avenue near the site's northwest corner.

There are no designated scenic vistas on or in the immediate vicinity of the West Valley College campus. Isolated views of the Santa Cruz Mountains and Mt. Hamilton Range may be seen from various scattered viewpoints in the general area, but such scenic views are obscured in most locations by foreground landscape features including trees and buildings, and are not a prominent feature of the existing visual setting of the campus and environs. There are no state-designated or eligible scenic highways within the proposed project's viewshed.

4.2.2 Conformance with Local Plans and Policies

West Valley College Educational and Facilities Plan

Plan Policies	Project Analysis
<p><i>The Facilities Master Plan includes the following policy relevant to visual resource/aesthetic issues at the West Valley College campus.</i></p> <ul style="list-style-type: none"> ▪ <i>Preserve the campus natural environment. Identify and protect Heritage Trees. Preserve Vasona Creek's native riparian habitat. Combine these conservation efforts with the development of dedicated outdoor instruction areas.</i> 	<p><i>The existing physical/aesthetic character of the campus landscape is primarily a product of the low-rise scale of campus structures, and the abundance of large mature trees, particularly in the Vasona Creek corridor. Although some, primarily non-native trees would be removed under the LRDP, the Vasona Creek environment would be unaffected. These losses would represent a very minor proportion of the existing campus forest, and would not result in a significant qualitative change to the existing landscape character of the campus, in the vicinity of these projects. Additionally, the cumulative loss of trees under the LRDP would be compensated over the long term by a 2-to-1 replacement of removed trees, resulting in a long-term beneficial effect.</i></p>

Saratoga General Plan

West Valley College is exempt from complying with the City's land use plans, policies, or ordinances as per Government Code Section 53094. However, it is the West Valley–Mission Community College District's policy to try to conform to local plans and ordinances whenever possible. Therefore, pertinent City policies and standards are outlined below.

General Plan Policies	Project Analysis
<p><i>Conservation Element</i></p> <p><i>CO.2.0: Conserve natural vegetative and significant topographic features which exist in Saratoga and its Sphere of Influence.</i></p>	<p><i>The LRDP includes the preservation of the campus natural environment as a principal objective, as identified by the West Valley College Educational and Facilities Master Plan. The District shares the goal of the City of maintaining a campus that conserves natural</i></p>

General Plan Policies	Project Analysis
<i>CO.2.4: Through implementation of the Tree Preservation Ordinance, the City shall control the removal or destruction of trees.</i>	<i>vegetative features and preserves the existing visual and aesthetic character of the City. The District's goal also includes the identification and protection of Heritage Trees, further supporting the City's policy of preserving existing trees within the community. Under the LRDP, the existing habitat of Vasona Creek would remain unaffected.</i>
<i>CO.3.0: Preserve the quality of the natural environment and the character of the City through appropriate regulation of development.</i>	<p><i>The LRDP supports the preservation of the natural environment and character of the City through the incremental expansion of existing facilities in a controlled manner over a 10-year period. Expansion would only occur adjacent to existing structures or on existing building sites. The LRDP projects would contribute to the preservation of Vasona Creek and its natural resources through avoidance.</i></p> <p><i>West Valley College contributes to the character of the community primarily through the visual image created by tall, nearly continuous campus perimeter landscape plantings, which strongly filter views of the campus' large parking lots from the view of the off-campus community, and contribute strongly to the community visual image dominated by extensive tree cover and canopy. The LRDP preserves and seeks to enhance that aspect of the college's community image.</i></p> <p><i>In addition West Valley College represents a major instance of accessible, intact riparian forest of Vasona Creek. This important feature of the community character would be preserved under the LRDP.</i></p> <p><i>West Valley College conforms to the existing City character with its heavily landscaped campus and low-rise architectural forms. The LRDP would preserve this aspect of the community character, limiting development to a maximum two stories in height.</i></p>
<i>CO.6.0: Protect the existing rural atmosphere of Saratoga by carefully considering the visual impact of new developments.</i>	<i>The District has undertaken the evaluation of the LRDP's effects on visual resources through compliance with CEQA requirements for a thorough analysis of the project's impacts in the preparation of this EIR. As required by Mitigation Measure 4.2-1, the project would include the establishment of landscape tree plantings to provide additional visual screening at the re-aligned access streets, as well as on-campus replacement of removed trees.</i>
<i>CO.7.0: Enhance built-up areas with landscaping and maintenance, especially in commercial areas and along streets.</i>	<i>The LRDP would minimize or avoid removal of existing major landscaping, and would enhance landscaping at new entryways and at the campus perimeter. Overall, the existing rural community atmosphere would be preserved through these landscaping features and the projects' limited density.</i>

4.2.3 Potential Impacts and Mitigation Measures

Significance Criteria

Based upon the criteria presented in Appendix G of the *CEQA Guidelines*, the proposed project would have a significant effect on visual quality if it would:

- have a substantial, adverse effect on a scenic views from public areas;
- substantially damage scenic resources;
- substantially degrade the existing visual character or quality of the site and its surroundings; or
- create substantial light or glare.

Scenic Resources

Scenic views of the Santa Cruz Mountains and Mt. Hamilton Range are screened from view by foreground landscape features including trees and buildings in most locations, and are not a prominent feature of the existing visual setting of the campus and environs. Consequently, the implementation of the LRDP projects would have no adverse effect on scenic vistas and scenic resources.

The LRDP projects would not substantially damage any scenic rock outcroppings or historic buildings within designated scenic highways. However, the Carlson House on the West Valley College campus is a potential historic resource that would be affected by the LRDP implementation. The effects of the proposed project on the Carlson House are presented in Section 4.8, *Cultural Resources*.

Various mature native and non-native trees on the campus would be removed to make way for proposed projects under the LRDP, including the proposed new Fox Center, re-design of the central east-west pedestrian axis, realignment of the main campus auto entrance on Fruitvale Avenue, and creation of a new north campus entrance on Allendale Avenue. These impacts are evaluated in detail below, as part of the discussion of the respective project components under the *Visual Character* section (Impact 4.2.2). In general, these individual instances of proposed tree removal would have a less than significant adverse effect on the existing aesthetic quality of the campus.

Impact 4.2-1: The LRDP project components could result in a cumulatively significant loss of mature native and non-native trees that contribute to the scenic and aesthetic values associated with the West Valley College campus. (Potentially Significant)

The background studies prepared for the LRDP identify the scenic setting of the West Valley College campus as a significant aesthetic resource for both the District and the community. The District acknowledges that the maintenance of this resource is important to the continued operation of the College. However, the development of the proposed LRDP's projects over the anticipated 10-year schedule would require the cumulative removal of a number of mature trees of substantial size. Although this number would represent a very small proportion of the existing campus canopy, this loss is considered to be a

potentially significant cumulative loss of on-site scenic resources. In order to compensate for the loss of campus trees, the following Mitigation Measure 4.2-1 is recommended in all instances of major tree removal. With this measure, individual short-term adverse effects due to loss of mature trees, though not significant, would be compensated by the long-term beneficial effect of a net gain in the number of on-campus trees. This long-term net gain would also compensate for the cumulative loss of trees due to the LRDP projects.

Mitigation Measure 4.2-1: Non-native landscape trees removed as part of the LRDP projects shall be replaced on a 2-to-1 basis with minimum 24-inch box trees of the same or similar species, at locations determined by the District landscape architect.

All tree plantings shall be monitored for a period of five years, and dead plantings shall be replaced immediately.

Impact Significance After Mitigation: Less than significant.

Visual Character

Impact 4.2-2: Although most of the proposed LRDP project components would not significantly alter the visual character of the project site and its vicinity, the proposed campus entrance realignment projects and proposed temporary portable classrooms in the north parking lots could, without mitigation, potentially result in significant adverse impacts . (Potentially Significant)

Except for the campus entrance realignment projects, construction proposed by the LRDP would not substantially degrade the existing visual character or quality of the campus site or its surroundings. Impacts of the proposed new buildings and building additions would have a minimal effect on the overall aesthetic character of the campus as seen from on- and off-campus viewpoints in the long term. In particular, none of the proposed project buildings of the LRDP would be prominently visible to any off-site viewers in the long term. Although a number of residences abut the campus on the eastern and southern boundaries, none of the proposed project features would be visible from any of them.

However, if mature landscape trees are removed in campus parking lots as a result of campus entrance realignments, or if portable classrooms were sited so as to require existing tree removal or to be prominently visible from off-campus, significant adverse impacts to off-campus viewers could potentially result. The following discussion describes the extent of potential visual effects resulting from the major development components of the LRDP. All other proposed features of the LRDP would have either no visual effect or insignificant visual effects.

Pedestrian Way Redesign. As part of the Fox Center development, the LRDP proposes to create a re-designed axial, tree-lined east-west pedestrian way to open the line-of-sight between the existing Admissions and Records, Campus Center, and proposed Fox Center building. Three tall non-native pines directly north of the existing Campus Center could be removed to accommodate this re-designed pedestrian axis (Figure 4.2-3, View 2a). Though visible from off-campus locations near the main campus



View 2a Tree Removal at Central Pedestrian Way



View 2b Proposed Technology (Fox) Center Site

entrance, these existing trees are not prominent from off-campus locations due to their considerable distance from public roadways and due to other intervening foreground parking lot and perimeter tree plantings that currently partly obscure them.

The removal of these trees would represent a less-than-significant visual change to off-campus viewers. To on-campus viewers this change would be prominent. However, their removal would be accompanied by substantial replacement of landscaping through proposed ornamental tree allees on each side of the pedestrian axis, which would substantially enhance the quality of the landscape in both the near and long term. Overall, the landscape character would ultimately benefit by the creation of open sight lines through the campus, constituting a more visually unified and legible landscape design. Finally, the loss of existing trees would be compensated directly in the long term by replacement tree plantings, per Mitigation Measure 4.2-1.

Fox Center. The proposed Technology (Fox) Center, to be located immediately westward and adjacent to the existing Campus Center (Figure 4.2-3, View 2b), would be visible to off-campus viewers in the vicinity of a new main campus entrance off of Fruitvale Avenue. However, the proposed two-story structure would be visually subordinate, i.e. less prominent or conspicuous than other existing features in the view, due to its location behind the existing parking lots and their associated large-scale landscape trees, as depicted in Figure 4.2-4, *Simulation of Proposed Campus Entry Realignment and Fox Center*. The overall character of building bulk and massing of the Fox Center would remain essentially consistent with the existing campus condition. Although the building height would be two stories rather than the predominantly single-story existing structures on campus, this would remain a low-density pattern of development consistent with the scale and density of the existing campus, as well as the surrounding residential community. The existing turfed earthen berm occupying the site of the proposed Fox Center would be graded away and replaced by the proposed structure. Two mature trees located on the berm, one a small native live oak, the other a non-native pine, would be removed to make way for the Fox Center. This loss of two small trees is minor and would represent a less-than-significant adverse aesthetic impact. However, to compensate for this loss, tree replacement per Mitigation Measure 4.2-1 is recommended.

Campus Center Expansion. The existing Campus Center would be expanded through a small increase in the building footprint. Such an expansion would not entail removal of any significant existing vegetation. The expansion of the structure's building footprint would remain consistent with the existing low density campus character, and would be hidden from views from the parking lots and from off campus by the new Fox Center to the west of the Campus Center. No adverse impacts are anticipated as a result of this project component.

Main Campus Entrance Realignment. Probably the most evident visual effect of the proposed LRDP from off-campus would be the realignment of the main campus entrance off of Fruitvale Avenue (Figure 4.2-4, View 3, *Simulation of Proposed Campus Entry Realignment and Fox Center*). The existing entry



View 3 Existing View of Proposed Campus Entry Realignment from Fruitvale Ave.



View 3 Simulation of Proposed Fox Center and Campus Entry Realignment from Fruitvale Ave.

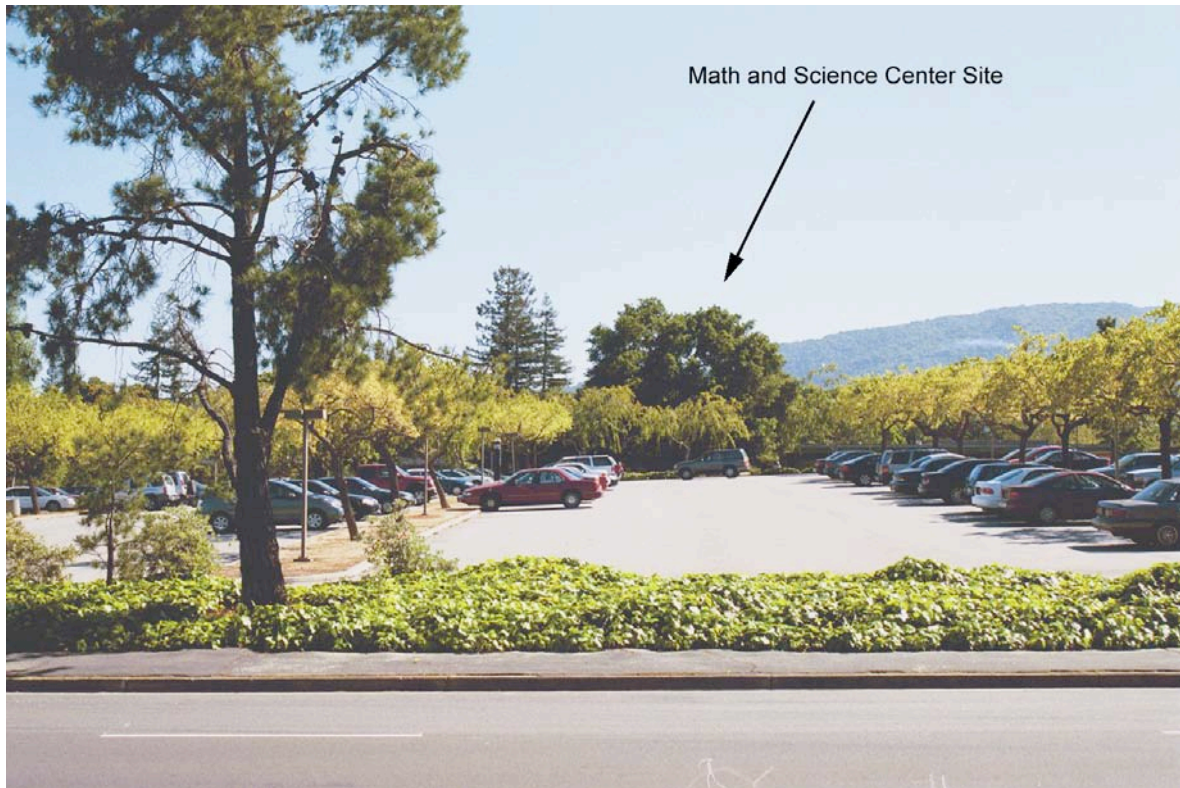
road would be realigned to the south, to align with the northwest corner of the proposed Fox Center Building. Approximately two to four existing redwood trees at the campus perimeter would be removed to accommodate the new roadway, and a comparable or greater number would be planted where the existing roadway meets Fruitvale Avenue. When considered by itself, this change would represent a relatively minor impact to the existing Fruitvale perimeter landscape. However, when considered with other existing gaps in the perimeter hedgerow, particularly gaps where existing entrances are located, this removal would contribute to a highly conspicuous and visually incongruous gap in the campus perimeter landscaping on Fruitvale Avenue, and would be considered significant. Mitigation Measure 4.2-2a requires replacing and augmenting the redwood hedgerow on Fruitvale Avenue to address this potential design incongruity by restoring the perimeter landscaping to a continuous, unified visual screen.

The existing west campus parking lots are visually dominated by mature trees of large stature (40' to 50' in height) that represent a vivid and important landscape feature of the campus as viewed from both within the parking lots and from off-campus viewpoints on Fruitvale Avenue. The entrance realignment could potentially result in the removal of significant numbers of these existing trees, and could thereby represent a potentially significant loss of this campus visual resource. However, if properly sited, the new entry could be situated so as to avoid removal of significant existing parking lot trees. Mitigation Measure 4.2-2b would require retention of all existing large-scale parking lot trees to avoid adversely affecting this important campus landscape feature.

An existing secondary access on Fruitvale Avenue between Allendale Avenue and the main entrance would be closed off. New redwood trees would be planted to continue the existing pattern of perimeter trees in the area of the former entrance. No significant adverse impact is anticipated from driveway closure, but tree replacement per Mitigation Measure 4.2-2a would enhance and restore the perimeter hedgerow.

Math and Science Building. The proposed Math and Science Building expansion could be visible to off-campus viewers (Figure 4.2-5a), mainly motorists, on Allendale Avenue, but to a very minimal degree. Though visible, the proposed single-story addition would be so inconspicuous as to be largely unnoticed by casual viewers. This is due to the building's low overall height, its siting at a lower elevation than the intervening parking lots, which would partially obscure the expansion project, and to the substantial existing tree screening at both the campus perimeter and parking lot interior. Since no significant tree removal is anticipated due to the Math and Science Building expansion project, no significant adverse impact is anticipated.

Library Expansion. Library Expansion would occur on the west façade of the existing library (Figure 4.2-5b), and would not be visible from off-campus locations due to the intervening, existing riparian trees along the creek. Several large trees would be removed due to the proposed Library Expansion. Because the visually dominant tall tree canopy of nearby Vasona Creek, as well as other large trees in the vicinity, would remain, the existing tree-dominated landscape character would be retained, and the impact due to tree removal would be somewhat adverse but minor and less than significant. The minor loss of open



View 4a View of Math and Science Expansion Site



View 4b View of Library Expansion Site

space would still leave a substantial area for congregating between the Library and creek. Consequently, no significant adverse impact is anticipated. However, to compensate for the loss of trees, tree replacement per Mitigation Measure 4.2-1 is recommended.

North Campus Entrance Realignment. A new campus entry would be constructed off of Allendale Avenue on the north side of campus, in the vicinity of the Math and Science Building. Mature evergreen pear trees visually dominate the existing north campus parking lots. Though of relatively small stature (20' or less in height) compared to the trees in the west lots, they provide a substantial canopy and visual screening, and represent an attractive and important landscape feature. The campus perimeter along Allendale Avenue is generally well-screened by tall, mature existing pine trees and other landscaping. Existing gaps in this perimeter screening are located at the existing entrances off of Allendale Avenue, and in the area of the proposed new entrance, directly north of the existing Math and Science Building. An entrance realignment could potentially result in the removal of significant numbers of existing parking lot trees, resulting in a significant adverse impact to both on- and off-site viewers. However, if properly sited, the new entry could be situated so as to avoid removal of significant existing parking lot trees. Mitigation Measure 4.2-2c would require retention of all existing large-scale parking lot trees to avoid adversely affecting this important campus landscape feature. Figure 4.2-6, *Simulation of Realigned Allendale Campus Entrance and Temporary Portable Classrooms*, depicts the changes in views if the realigned campus entry is located so as to retain all existing large-scale parking lot trees.

Temporary Impacts of Portable Classrooms in North Campus Parking Lots. To accommodate classroom space needs during LRDP construction, up to 15 temporary portable 24' x 40' classroom units would be erected in the north campus parking lots, north of the existing and proposed Math and Science Buildings. These temporary structures would remain on campus during LRDP construction. The general appearance of these portable structures is highly utilitarian and not consistent or compatible with the character of either the permanent campus buildings or residential development in the area, and represents a potential adverse visual impact to viewers on campus and on Allendale Avenue.

As the beneficiaries of the project construction and as individuals engaged in study and work activities that are not primarily scenery oriented, on-campus viewers are presumed to have moderate to low sensitivity to project-related visual effects. In addition, with appropriate siting as discussed below as described in Mitigation Measure 4.2-2d., the temporary units as seen by viewers on campus could benefit from substantial existing landscape screening. The combination of siting to take advantage of existing landscape screening, the temporary duration of the impact, and the moderate to low level of viewer sensitivity would result in somewhat adverse, but less than significant impacts.

Off-campus viewers on or near Allendale Avenue would potentially have views of the portable classrooms. Although views into the site are currently heavily filtered by existing pine tree plantings, gaps in this perimeter planting exist at certain locations, and views into the site are or would be visible at the existing as well as the proposed new Allendale entry drives. Off-site viewers would be expected to have moderate to high levels of sensitivity to visual impacts, due to the moderately high level of existing visual



View 5 Existing View of Proposed Campus Entry Realignment from Allendale Ave.



View 5 Simulation of Proposed Campus Entry Realignment and Portables from Allendale Ave.

quality of the vicinity and the presence of residences looking into the site at close distances. If the portable units were to be highly prominent to off-site viewers, this could represent a potentially significant adverse impact. Mitigation Measure 4.2-2d would require appropriate siting of portable classrooms to minimize visual impact.

Mitigation Measure 4.2-2: The following measures are required to minimize visual impacts from off-campus locations:

- a. In order to restore visual continuity to the campus perimeter landscape on Fruitvale Avenue over the long term, the openings in the redwood perimeter planting at existing campus main and secondary entrances on Fruitvale Avenue shall be ‘filled in’ with new redwoods so that, in the long term, the perimeter planting would be continuous and uninterrupted along Fruitvale Avenue except for the new, realigned campus entrance.
- b. The siting of the realigned campus entry shall be located so as to retain all existing large-scale parking lot trees, as depicted in Figure 4.2-4, *Simulation of Proposed Campus Entry Realignment and Fox Center*.
- c. The siting of the realigned campus entry shall be located so as to retain all existing large-scale parking lot trees, as depicted in Figure 4.2-6, *Simulation of Realigned Allendale Campus Entrance and Temporary Portable Classrooms*.
- d. In order to minimize impacts to both on- and off-site viewers, the portable classrooms shall be sited as follows:
 - Classrooms shall be sited within the north parking lots in such a way as to avoid removal of any existing parking lot tree plantings.
 - Classrooms shall be sited in the southern portions of the north parking lots, in as compact a layout as feasible, in order to maximize their distance from Allendale Avenue. To the extent possible, the units shall be aligned in a linear, single-row arrangement along the southernmost parking lot edge.
 - Classrooms shall be sited exclusively within the parking lots, north of existing median tree plantings along the internal campus circulation road, to take advantage of screening by those trees as seen from within the campus.

Impact Significance After Mitigation. Less than significant. With these measures, portable classroom units would be visible to only a very limited degree to off-site viewers and would be relatively unobtrusive to casual viewers on Allendale Avenue. Views of the classrooms from within the campus and in the proximity of permanent campus buildings would also be strongly filtered by existing median tree plantings, greatly reducing their prominence. Visual impacts associated with portable classrooms would

be somewhat adverse but less than significant in the short term. In the long term, the units would be removed and have no lasting effect. Figure 4.2-6, *Simulation of Realigned Allendale Campus Entrance and Temporary Portable Classrooms*, depicts the proposed north campus entry and portable classrooms, as viewed from Allendale Avenue, with the recommended mitigation measures.

Lighting

Impact 4.2-3: The project would introduce a new source of nighttime light. (Less than Significant)

The proposed LRDP projects entail building additions, replacements, and one new Fox Center structure. Presently, lighting on the campus is extensively distributed throughout the campus for safety purposes. Building lighting is focused within the center of the campus due to the central location of campus structures. Lighting improvements associated with the proposed LRDP would have an insignificant effect on the existing nighttime setting of the campus and environs.

Whatever additional lighting is required for the various proposed improvement projects would be limited to low intensity, shielded pedestrian lighting within the area of the central campus, which would be largely unnoticed by viewers off-campus. No tall, bright, or unshielded lighting is proposed as part of the LRDP. No new lighting would be visible to adjoining residences on the campus' eastern or southern boundaries. New lighting, if visible at all, would be inconspicuous to viewers along Allendale and Fruitvale avenues.

Mitigation Measure 4.2-3: None required.

Construction Impacts

Impact 4.2-4: The project could introduce unsightly and incompatible temporary views of construction activities, equipment, and materials. (Less than Significant)

Construction effects within the campus would be temporary, but could extend over a period of up to 10 years. Such effects would include unsightly demolition and grading activities, equipment and material storage, and visually chaotic views typical of construction sites. While visual effects of construction could constitute a potential annoyance to students and faculty, visual sensitivity of these viewers is considered to be low to moderate as discussed above, and effects would be temporary. For these reasons the potential impact of temporary construction activities is considered adverse but less than significant. However, Mitigation Measure 4.2-4, below, is recommended to minimize these temporary impacts which could extend for an extended period of time. Off-campus viewers could also be potentially affected by construction staging activities, and would be likely to have higher visual sensitivity to such impacts than on-campus viewers.

Mitigation Measure 4.2-4: Although not considered a significant impact, the following measures are recommended to minimize potential visual impacts associated with construction activities:

- a. Development staging and storage of material and equipment should be located away from public roadways, in locations not prominently visible from off-campus viewpoints.
- b. If necessary, visual barriers such as opaque fencing should be used to screen views of construction activity, equipment and material from off-site viewers.
- c. If specific construction staging impacts are anticipated to remain for more than six months, where feasible, the District should consider enhancing screening of equipment and material staging to off-campus viewers through supplemental perimeter landscaping on Allendale or Fruitvale avenues (which could be done as part of Mitigation Measure 4.2-2a, if feasible, at the beginning rather than after completion of construction), utilizing tall- and fast-growing shrub plantings.
- d. In order to minimize impacts to on-campus viewers, construction and staging areas should be limited to the minimum feasible area, and be enclosed by opaque fencing.

References – Aesthetics

City of Saratoga, 1993. *City of Saratoga General Plan Elements*.

_____, 1983. *City of Saratoga General Plan*.

West Valley – Mission Community College District, 2001. *West Valley College Educational and Facilities Master Plan*. February 2001.

4.3 BIOLOGICAL RESOURCES

4.3.1 Environmental Setting

For the purposes of evaluating the potential effects of the LRDP implementation on biological resources, the identification of the potentially occurring sensitive biological resources on the West Valley College campus site was based on preliminary information presented by the Initial Study for the project, existing pertinent literature and published lists, and reconnaissance-level site surveys.

Natural Community Types and Associated Wildlife

The dominant natural plant community within the campus area is coast live oak woodland. This important natural community occurs along Vasona Creek and a minor tributary. Typically, woodland associated with watercourses is considered an important natural community due to its relative scarcity and important wildlife habitat values. In scattered locations along Vasona Creek, between openings of the oak canopy, are patches of willows. Also present within the study area are stands of coastal/valley freshwater marsh. Interspersed over the college campus are mature native trees and ornamental trees, shrubs, and herbaceous plantings.

Coast Live Oak Woodland. Coast live oak woodland is a generally low, sclerophyllous woodland, often with an open structure, dominated by coast live oak (*Quercus agrifolia*). Within the study area, coast live oak woodland is found along Vasona Creek. The overstory is dominated by mature, native trees, including coast live oak and valley oak (*Quercus lobata*). Other native trees occurring in openings in the oak canopy include red willow (*Salix laevigata*), yellow willow (*Salix lucida* ssp. *lasiandra*), Oregon ash (*Fraxinus latifolia*), and Fremont cottonwood (*Populus fremontii* ssp. *fremontii*).

Characteristic understory species occurring on site include native plants such as poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis*), blue elderberry (*Sambucus mexicana*), snowberry (*Symphoricarpus albus* var. *laevigatus*), toyon (*Heteromeles arbutifolia*), and California buckeye (*Aesculus californica*). Characteristic native herbaceous species include manroot (*Marah fabaceus*), California blackberry (*Rubus ursinus*), mugwort (*Artemisia douglasii*), miner's lettuce (*Claytonia perfoliata*), sedge (*Carex* sp.).

Common, non-native species present within the riparian corridors include Himalayan blackberry (*Rubus discolor*), periwinkle (*Vinca major*), Bermuda buttercup (*Oxalis pes-caprae*), English ivy (*Hedera helix*), blackwood acacia (*Acacia melanoxylon*), olive (*Olea europea*), pampas grass (*Cortaderia selloana*), Tasmanian blue gum (*Eucalyptus globulus*), and firethorn (*Pyracantha angustifolia*), among others.

Coast live oak woodland as found on site most closely conforms to the coast live oak series as described by Sawyer and Keeler-Wolf (1995) and would be classified as an upland following Cowardin, et al. (1979).

Central Coast live oak riparian forest provides habitat for a wide variety of wildlife species attracting avian bark gleaner species such as chestnut backed chickadee (*Poecile rufescens*), bushtit (*Psaltiriparus minimus*), and Stellar's jay (*Cyanocitta stelleri*) among many other avian species, California quail (*Callipepla californica*) and California towhee (*Pipilo crissalis*) are the foliage gleaners in this habitat. Red-shouldered hawks (*Buteo lineatus*) can be seen foraging on small mammals in grasslands from the protection of the coast live oak forest. Cooper's hawks (*Accipiter cooperi*) and sharp-shinned hawks (*Accipiter striatus*) are often associated with this habitat hunting small birds. Mammals such as black-tailed deer (*Odocoileus hemionus*) utilize the understory of this community, eating berries from poison oak and blackberry bushes. The Pacific slender salamander (*Batrachoseps attenuatus*) occurs in this habitat underneath the cover of fallen leaf litter and bark. Mature oaks and snags are important features within this habitat as they provide nesting and roosting areas for a variety of special-status species of bats that occur in this region, including pallid bat (*Antrozous pallidus*), long-legged myotis (*Myotis volans*), Yuma myotis (*Myotis yumanensis*) and long-eared myotis (*Myotis evotis*).

Coastal Freshwater Marsh. Coastal freshwater marsh typically occurs in low-lying sites that are permanently flooded with fresh water and lacking significant current. Within the study area, coastal freshwater marsh consists of scattered patches along Vasona Creek between openings of coast live oak canopies. Small patches dominated by sedges (*Carex* sp.) are present near the downstream end. At the upstream end of the study area is a fairly large stand of disturbed freshwater marsh habitat, which has evolved on accumulated sediment between South College Circle and the southern-most pedestrian bridge. This habitat is dominated by broadleaf cattail (*Typha latifolia*), umbrella sedge (*Cyperus eragrostis*) and watercress (*Rorippa nasturtium-aquaticum*) in the wetter areas, with invasive non-native species such as Harding grass (*Phalaris aquatica*), wild teasel (*Dipsacus fullonum*), annual rabbitsfoot grass (*Polypogon monspeliensis*), and Himalayan blackberry in the drier portions of the site.

On site, this vegetation type does not conform to any particular series as classified by Sawyer and Keeler-Wolf (1995). It would be classified as a palustrine seasonally or permanently flooded wetland following Cowardin, et al. (1979).

Coastal freshwater on site does not provide high quality habitat for wildlife species based on the small size of the habitat and the urbanization of the surrounding area. Several avian species may use the existing habitat for foraging, including Bewick's wren (*Thryomanes bewickii*), Anna's hummingbird (*Calypte anna*), and black phoebe (*Sayornis nigricans*). Western aquatic garter snake (*Thamnophis couchii*) may use the area for foraging as it moves up and down the creek, while Pacific tree frog (*Pseudacris regilla*) use the habitat to remain moist in the summer. Pacific slender salamander may occur in the duff layer.

Landscaping. The West Valley College campus supports extensive areas of lawn and landscaping. Biological resources of concern within landscaped areas include numerous native, mature oaks (coast live oak, valley oak), as well as mature ornamental trees that represent suitable nesting and roosting sites for migratory birds such as northern mockingbird (*Mimus polyglottos*), American robin (*Turdus migratorius*),

Anna's hummingbird, and house finch (*Carpodacus mexicanus*), as well as several species of bats, such as myotis species. A tree survey has not been prepared for the proposed facilities expansion areas.

The campus is developed with college facilities, including walkways, roadways, and landscaping. Its only natural feature is Vasona Creek. Vasona Creek traverses the center of the campus on a southwest-northeast axis and its location is indicated in Figure 3-2. The creek riparian corridor contains both native and exotic species. For the most part, the campus' riparian corridor along Vasona Creek has remained undisturbed; three road crossings and five pedestrian bridges are the only locations where the creek channel and embankments have been affected by campus facilities. Additionally, paved pathways parallel the creek alignment, with some interpretative signage occurring at points along the paths. Vasona Creek and its riparian zone contribute substantially to the character of the campus and are recognized by the District as a valuable natural resource and amenity to the college community.

Special-Status Biological Resources

Special-Status Natural Communities. Special-status natural communities are those that are considered rare in the region, support special-status plant or wildlife species, or receive regulatory protection (e.g., §404 and 401 of the Clean Water Act, §1600 et seq. of the California Department of Fish and Game Code, and/or the Porter-Cologne Water Quality Control Act). In addition, the California Natural Diversity Data Base (CNDDB) has designated a number of communities as rare; these communities are given the highest inventory priority (CDFG 2003).

Wetland habitat associated with Vasona Creek is considered a special-status natural community. Although mostly ruderal in nature, aquatic habitats like those present on site are regulated by state and federal law. Unavoidable impacts to wetlands would require permits and mitigation measures.

Special-Status Species. Special-status plant and animal species include those listed as endangered, threatened, or as candidates for listing by the USFWS (1999, 2004) and/or the CDFG (2004, 2005a,b,c). In addition, species that are considered rare, declining or sensitive by regulating agencies and professional organizations are also considered. Agencies and organizations that maintain these lists include the USFWS, CDFG, the Audubon Society, and the California Native Plant Society (CNPS 2003), among others. The CNPS listing is used by the CDFG and serves as a list of rare plants that may warrant listing under the California Endangered Species Act. Other special-status species are those that receive federal protection under the Bald Eagle Protection Act (BEPA), the Migratory Bird Treaty Act (MBTA), and various sections of the California Fish and Game Code.

Based on a review of special-status plant species in Santa Clara County (CNDDB 2004, CNPS 2003), a total of 56 special-status plant species were evaluated. Based on reconnaissance-level surveys of the study area and an assessment of the available habitats on site, none of the target special-status plant species is considered to have a high potential for occurrence. None of the target special-status plant

species is considered to have a potential for occurrence on site due to the high level of site alteration and/or the lack of suitable habitat.

In reviews of the California Natural Diversity Data Base (CNDDB 2004) and reconnaissance-level and focused surveys, a total of 33 special-status animal species were evaluated for their potential for occurrence. Of these, none is considered to have a high likelihood for occurring on site. Two species, pallid bat and Yuma myotis, are considered to have a moderate potential for occurrence on site. Eight of the target species are considered to have a low potential for occurrence on site. Several other species, specifically passerines (perching birds) protected under the MBTA, have a moderate potential to occur on site.

A summary of the status, habitat affinities, reported localities in the project area, and potential for occurrence within the project area for each of the target plant and animal species and those with a low potential to occur are presented in Appendix C.

Federal or State Candidate, Threatened or Endangered Species. The following is a discussion of species having potential to occur on site and/or are species that are prominent in today's regulatory environment, such as the California red-legged frog, steelhead trout, and California tiger salamander. This document does not address impacts to species that may occur in the region but for which no habitat occurs on site.

California Red-Legged Frog. California red-legged frog (*Rana aurora draytonii*, hereafter CRLF) is listed as Threatened by the USFWS and is classified as a California Species of Special Concern by the CDFG. The closest reported sighting of CRF is 1.7 miles west of Vasona Creek, in Saratoga Creek (CNDDB 2004). Saratoga Creek is not connected hydrologically to Vasona Creek. There is virtually no potential for the movement of CRF from Saratoga Creek to the headwaters of Vasona Creek because urbanization would prevent overland movement between the two creek systems.

It is not known if suitable CRF breeding habitat is present in Vasona Creek downstream from the project site. If breeding habitat were available and CRF were present, individuals could migrate upstream into the study area. The likelihood of CRF occurring in Vasona Creek is low based on the lack of connectivity to known locations and the lack of breeding habitat within the project area.

Steelhead Trout. Central California coast populations of steelhead trout (*Oncorhynchus mykiss irideus*), including those in San Francisco Bay, are listed as a Threatened by both the state of California and the federal government. Vasona Creek is not considered to provide suitable movement or breeding habitat for Central California coast steelhead due to the presence of permanent barriers downstream (G. Stern, NMFS, pers. comm.). However, Vasona Creek could support native fish species including resident populations of steelhead not protected under the federal Endangered Species Act.

California Tiger Salamander. California tiger salamander (*Ambystoma californiense*, hereafter CTS) is listed as Threatened by the USFWS, and classified by the CDFG as a Species of Special Concern. The closest recorded sighting of CTS is south of Guadalupe Park, south of San Jose (approximately 10 miles southeast of the project site) (CNDDDB 2004). No suitable breeding or aestivation habitats are present within the study area or in the vicinity. There is no potential for the occurrence of CTS in the study area.

Western Pond Turtle. Western pond turtle (*Emmy marmorata*, hereafter WPT) is listed by the CDFG as a Species of Special Concern. The closest reported sighting of WPT occurs 2.4 miles southeast of the site in Vasona Reservoir in Los Gatos (CNDDDB 2004). These two waterways are not connected hydrologically and are separated by urbanization. Vasona Creek is hydrologically connected to Wildcat Creek 1.8 miles to the northeast (downstream); however, no WPT have been reported from Wildcat Creek.

There is no potential for WPT to inhabit Vasona Creek within the study area due to the presence of steeply cut banks, the narrowness of the channel, and the lack of likely source populations nearby.

Burrowing Owl. Burrowing owl (*Athene cunicularia*) is listed as a state Species of Special Concern by the CDFG and is protected under the provisions of the Migratory Bird Treaty Act and the California Fish and Game Code. It has been the subject of increased public interest and conservation efforts in recent years.

The closest recorded sighting of burrowing owl is in Sunnyvale (approximately 5.6 miles north of the project site). Based on the high degree of human activity associated with the campus, the maintained nature of the landscaping, and the limited amount of potential foraging sites in the vicinity, there is no potential for occurrence of burrowing owl on site.

Migratory Birds. Migratory passerines (perching birds) are protected under the MBTA and the California Fish and Game Code Section 3503, which protects the nest and eggs of any passerine. Within the study area, suitable nesting habitat is present on the buildings to be demolished and the trees to be removed. For example, the physical education gymnasium showed evidence of several pairs of nesting barn swallows (*Hirundo rustica*) currently using the structure. A second area of potential nesting is the pine tree within the lawn area and the riparian corridor along Vasona Creek. Several passerine species have potential to nest in this habitat, such as spotted towhee (*Pipilo maculatus*), California towhee (*Pipilo crissalis*), acorn woodpecker (*Melanerpes formicivorus*) and scrub jay (*Aphelocoma californica*), among others.

Although no nesting birds were observed on the buildings proposed for demolition, individuals may nest between the time of the reconnaissance-level survey and demolition. Based on the presence of suitable nesting habitat within the project site, there is potential for “take” of individuals if demolition or construction (ground breaking) is proposed during the nesting season. Impacts may occur to individuals within the riparian corridor on either the perennial or ephemeral streams.

Bats. Several buildings within the project area of West Valley College may provide potential roosting habitat for special status bat species. Of the 25 known bat species in California, 11 are classified as California Species of Special Concern, and nine are Federal Species of Concern (including subspecies). Bats are afforded protection under various Fish and Game Code sections, including Sections 86, 2000, 2014, 3007, and 4150 and are classified as non-game mammals.

Although evolved to roost in rock crevices and caves, many bat species have adapted to using man-made structures such as buildings and bridges. Special-status bat species are considered to have a moderate to low potential for occurrence on the campus site. Specifically, eight buildings that are proposed for renovation or demolition may provide suitable bat roosting habitat. Many of the buildings are proposed to undergo exterior and interior renovations that could potentially impact bats roosting in portions of the buildings. For example, the Studio Arts building, with a stucco exterior, contained several openings around the roofline where metal flashing does not fit tightly against the exterior stucco walls. Although no evidence was found of bats using the structure, bat species could take up residence prior to demolition.

4.3.2 Regulatory Overview and Conformance with Local Plans and Policies

West Valley College Educational and Facilities Plan

Plan Policies	Project Analysis
<p><i>The Facilities Master Plan includes the following policy relevant to visual resource/aesthetic issues at the West Valley College campus.</i></p> <ul style="list-style-type: none"> ▪ <i>Preserve the campus natural environment. Identify and protect Heritage Trees. Preserve Vasona Creek's native riparian habitat. Combine these conservation efforts with the development of dedicated outdoor instruction areas.</i> 	<p><i>The development of the Fox Center would require the removal of one oak tree and one pine tree at the proposed building site for this facility. These large native trees were planted as part of the landscaping efforts to the west of the Campus Center during early campus development. The loss of these two trees would not constitute a disturbance of the natural environment. This impact would not significantly alter the overall vegetative character of the campus site and surroundings, because the substantial remaining riparian oaks and other large trees would continue to provide habitat value on the campus.</i></p> <p><i>The existing physical character of the campus landscape is defined by the College's low-profile structures, extensive landscaped areas, including turfed open areas with associated abundance of large mature trees, and the well-preserved Vasona Creek riparian corridor. As discussed elsewhere, some landscape trees would be removed under the LRDP. However, these losses would not result in a significant qualitative change to the existing biological resources of the campus, either as a whole or in the vicinity of these projects. A significant number of trees would remain, maintaining the existing character after project construction. Additionally, the cumulative loss of trees under the LRDP would be compensated over the long term by a 2-to-1 replacement of removed trees, resulting in a long-term beneficial effect.</i></p>

Saratoga General Plan

The complicated legal principles governing the extent to which the District is exempt from complying with the City's land use plans, policies, or ordinances are set forth at length in Chapter 4.1. However, even though the District's Board of Trustees, through a super-majority vote, may exempt the West Valley-Mission Community College District from Saratoga's zoning ordinances with respect to classroom facilities, it is the District's policy to try to conform to local plans and ordinances whenever possible. Therefore, pertinent City policies and standards are outlined below.

General Plan Policies	Project Analysis
<p><i>Conservation Element</i></p> <p><i>CO.2.0: Conserve natural vegetative and significant topographic features which exist in Saratoga and its Sphere of Influence.</i></p> <p><i>CO.2.4: Through implementation of the Tree Preservation Ordinance, the City shall control the removal or destruction of trees.</i></p> <p><i>CO.2.5: In the process of all new development, particular care shall be taken to preserve native oaks, measuring at least ten inches in diameter at twenty-four inches above the ground, and other significant trees by careful siting of all improvements.</i></p>	<p><i>The LRDP includes the preservation of the campus natural environment as a principal objective, as identified by the West Valley College Educational and Facilities Master Plan. The District shares the goal of the City for maintaining a campus that conserves natural vegetative features found in the City. The District's goal also includes the identification and protection of Heritage Trees, further supporting the City's policy of preserving existing trees within the community.</i></p>
<p><i>CO.3.0: Preserve the quality of the natural environment and the character of the City through appropriate regulation of development.</i></p> <p><i>CO.3.1: The City shall strive to protect wildlife and wildlife habitats when considering proposals, for development or plans for active recreation.</i></p> <p><i>CO.3.5: Watersheds shall be protected by stringent erosion control during development and by minimizing grading to the fullest extent possible.</i></p>	<p><i>The LRDP supports the preservation of the natural environment and character of the City through the incremental expansion of existing facilities in a controlled manner over a 10-year period. Expansion would only occur adjacent to existing structures or on existing building sites. The LRDP projects would contribute to the preservation of Vasona Creek and its natural resources through avoidance of construction activities in close proximity to the creek. Appropriate review of grading plans and implementation of erosion control measures would assure preservation of watershed values along Vasona Creek.</i></p>
<p><i>Open Space Element</i></p> <p><i>Goal 5: To protect and conserve natural resources including watersheds, water quality, productive agricultural land, native vegetation and wildlife habitat, mineral land, archeological and historic sites and areas of ecological significance.</i></p> <p><i>Goal 7: To preserve the natural and rural character of Saratoga.</i></p> <p><i>Goal 10: To ensure that any new development is sensitive to the natural environment and the community's open space resources.</i></p> <p><i>Goal 16: To preserve, protect and maintain riparian habitats and creek corridors.</i></p>	<p><i>As indicated above, the LRDP supports the preservation of the natural environment and character of the City through the incremental expansion of existing facilities in a controlled manner over a 10-year period. Expansion would only occur adjacent to existing structures or on existing building sites. The LRDP projects would contribute to the preservation of Vasona Creek and its natural resources through avoidance of construction activities in close proximity to the creek. Appropriate review of grading plans and implementation of erosion control measures would assure preservation of watershed values along Vasona Creek.</i></p>

City of Saratoga Zoning Regulations

The City of Saratoga has developed zoning regulation intended to preserve natural resources, especially trees. Specific sections from Article 15-50 Tree Regulations, as amended in Ordinance 226 (December 17, 2003) that pertain to the proposed project include:

- *15-50.050 Removal of Certain Trees without Permit*
- *15-50.070 Application for permit.*
- *15-50.120 Setback of new construction from existing trees.*
- *15-50.130 Arborist Report*
- *15-50.140 Tree Preservation Plan*

In the City of Saratoga, a Tree Preservation Plan is required for any project approved pursuant to Chapters 14, 15 and 16 of the Code on any site on which an Arborist Report is prepared. A Tree Preservation Plan consists of a separate detailed plan drawn to a sufficient scale (but no larger than 20 feet to the inch, with any details to be shown at least 10 feet to the inch) to clearly indicate all protection and mitigation measures to be taken as required by the Community Development Director and/or the Arborist Report for the project. It should be noted that the provisions of the Tree Ordinance would apply to the development of non-classroom facilities, but does not apply to classroom facilities. (See Section 4.1.2.)

Santa Clara Valley Water District

The Santa Clara Valley Water District (SCVWD) has jurisdiction over all watercourses in Santa Clara County. Pursuant to SCVWD Ordinance 83-2 Section 6.2, a permit from SCVWD is required for any actions affecting the District's jurisdictional floodways. Based on the review of the LRDP's project components, it is unlikely that West Valley College facilities improvements will require a permit from the SCVWD. However, the District will submit individual project plans to the SCVWD for review and comment during the planning phases of each project.

California Department of Fish and Game

The CDFG exercises jurisdiction over wetland and riparian resources associated with rivers, streams, and lakes under California Fish and Game Code Section 1602. The CDFG has the authority to regulate work that would substantially divert, obstruct, or change the natural flow of a river, stream, or lake; substantially change the bed, channel, or bank of a river, stream, or lake; or use material from a streambed.

Vasona Creek and riparian woodland beyond the tops of bank are expected to fall under the jurisdiction of the CDFG. Impacts to habitats associated with the creeks would subject to review by the CDFG. Migratory passerines (perching birds) are protected under California Fish and Game Code Section 3503.

Prior to undertaking any activity that would directly or indirectly impact Vasona Creek, a Streambed Alteration Permit must be obtained from CDFG.

Regional Water Quality Control Board

Pursuant to Section 401 of the Clean Water Act and EPA §404(b)(1) Guidelines, an applicant for a federal permit to conduct any activity which may result in discharge into navigable waters must provide a certification from the Regional Water Quality Control Board (RWQCB) that such discharge would comply with the state water quality standards (Cal. Code Regs. tit. 23, §§3830 et seq.).

The RWQCB focuses on ensuring that projects do not adversely affect the “beneficial uses” associated with waters of the state. In most cases, the RWQCB seeks to protect these beneficial uses by requiring the integration water quality control measures into projects that could result in discharge into waters of the state. Vasona Creek and riparian woodland beyond the tops of bank are expected to fall under the jurisdiction of the RWQCB. Impacts on habitats associated with the creeks would be subject to review by the RWQCB.

U.S. Army Corps of Engineers

Section 404 of the Clean Water Act (CWA) of 1972 regulates activities that result in the discharge of dredged or fill material into waters of the U.S., including wetlands. The primary intent of the CWA is to authorize the U.S. Environmental Protection Agency (EPA) to regulate water quality through the restriction of pollution discharges. The U.S. Army Corps of Engineers (USACE) has the principal authority to regulate discharges of dredged or fill material into waters of the U.S.

Although a formal wetland delineation of the project site has not been performed, Vasona Creek is expected to fall under the jurisdiction of the USACE. Impacts to waters of the U.S., including wetlands, would require a federal permit from the USACE.

U.S. Fish and Wildlife Service

The mission of the USFWS is to conserve, protect, and enhance fish and wildlife and their habitats for the continuing benefit of the American people by ensuring compliance with the Endangered Species Act. The Endangered Species Act of 1973, as amended (ESA), provides for the protection of endangered and threatened animals and plants and their habitats. Section 9 of the ESA prohibits the "take" of any fish or wildlife species listed under the ESA as endangered; under Federal regulation, take of fish or wildlife species listed as threatened is also prohibited unless otherwise specifically authorized by regulation. Take, as defined by the ESA, means "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct."

Based on reconnaissance-level surveys of the site, an assessment of existing habitats, and a review of the proposed project, the “take” of any federally-listed species is considered unlikely with implementation of the mitigation measures outlined below.

4.3.3 Potential Impacts and Mitigation Measures

Significance Criteria

CEQA Guidelines section 15065 creates certain “mandatory findings of significance” that function as significance thresholds affecting certain biological resources. Pursuant to that section, a project will have a significant environmental effect if the project would:

- substantially reduce the habitat of a fish or wildlife species;
- cause a fish or wildlife population to drop below self-sustaining levels;
- threaten to eliminate a plant or animal community; or
- substantially reduce the number or restrict the range of an endangered, rare or threatened species.

In addition, based upon the criteria presented in Appendix G of the *CEQA Guidelines*, implementation of the proposed project would have a significant impact if it were to cause any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any special-status species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFG or USFWS.
- A substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFG or USFWS.
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- Substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeding the use of native wildlife nursery sites.
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Impacts Related to Construction Activities

Short-term and long-term direct and indirect effects on biological resources in the study area were determined by relating the project description to existing biological resources within the study area. Design impacts were determined to be direct and permanent when some feature of the project design would replace a particular resource. Impacts were determined to be indirect when a particular resource would be encroached upon by design features or activities associated with its construction, temporary impacts, or by the nature of the project. Normal construction activities were considered in identifying potential indirect impacts. Grading impact calculations are based on new building footprints as listed in Table 3-1 and shown in Figure 3-3.

The primary issues associated with biological resources on the project site include:

- direct and indirect impacts to the Vasona Creek channel, wetlands, or riparian habitat;
- potential direct, indirect, or cumulative impacts to special-status species;
- cumulative loss of wildlife habitat; and
- long-term maintenance of the remaining biological resources.

Impact 4.3-1: The proposed project could result in “take” of individual California red-legged frogs that may move into the project area from Vasona Creek. (Potentially Significant)

The implementation of the LRDP involves the expansion and replacement of existing buildings on the West Valley College campus, as well as the construction of one new building, the Fox Center, and the installation of infrastructure improvements. Demolition, grading, trenching, and construction activities could affect construction staging areas in the vicinity of Vasona Creek. While the likelihood of CRF occurring in Vasona Creek is low, there is the potential that individual CRF could use these potential construction staging areas in the future. Consequently, the development of specific projects identified by the LRDP could result in “take” of individual California red-legged frog, though any such take would not cause any substantial reduction in the numbers of the species or any restriction in the range of the species (see CEQA Guidelines, § 15065, subd (a)(1). The following mitigation measure would minimize the potential loss of CRF due to future construction activities.

Mitigation Measure 4.3-1: To avoid “take” of this species during construction, pre-construction surveys of the lawn area should be conducted prior to grading based on the known use by frogs in landscaped areas. Based on the grass height and density, surveys should consist of one daytime survey to be conducted the same day as grading commences. A qualified biologist should walk the area looking for individual CRF. If an individual is found, it should be permitted to leave of its own volition. Ground breaking may commence after the individual has left. If no individuals are found, ground breaking may start immediately. Silt fencing shall be placed parallel to the creek and built so that frogs are unable to move from the creek onto the project area, which may mean enclosure of the entire project area.

Impact Significance After Mitigation: Less than significant.

Impact 4.3-2: The proposed project could result in the removal of occupied passerine nests in and on the temporary buildings and trees along the riparian corridor and lawn area. Disturbance during the nesting season may result in nest abandonment and mortality of young. (Potentially Significant)

To the extent that there are no specific plans for Vasona Creek restoration presented in the LRDP, the potential for removal of passerine nests would be very low. However, demolition and construction activities in the vicinity of the Vasona Creek riparian zone could disturb occupied nests and result in nest abandonment, with commensurate loss of young birds. This would be a significant adverse effect of LRDP implementation. The following measure is recommended to reduce this potential impact to a less than significant level.

Mitigation Measure 4.3-2: To avoid “take” and/or further evaluate presence or absence of passerines, the following measures are recommended:

- a. Alternative Mitigation: Demolition of buildings, such as the temporary structures, and grading adjacent to the riparian corridor should be conducted outside the nesting season, which extends approximately from February 1 and August 15.
- b. Alternative Mitigation: If demolition and grading outside of the nesting season is not feasible, a pre-construction nesting bird survey shall be performed by a qualified biologist. This pre-construction survey shall be conducted no more than one week prior to planned demolition and/or grading activity to prevent birds from moving into the structure during the breeding season. Often, if a nest is disturbed or predated, birds will move to a new location, which could happen over the course of two weeks.
 - If nesting birds with eggs or young are observed during the pre-construction surveys, grading and/or demolition in the affected project area (i.e., temporary building or riparian corridor) shall not commence until after the young have fledged. In the case of swallows nesting in the eaves in the buildings, nest removal should be conducted in February or early March, while nests are being built but before eggs are laid; this would be sufficient to prevent “take” of individuals.
 - If no nesting birds are observed, no further action is required and demolition, grading and construction may proceed, provided it commences within one week of the survey to prevent “take” of individual birds that may have begun nesting after the survey.

Impact Significance After Mitigation: Less than significant.

Impact 4.3-3: The proposed project could result in the loss of bat roosting habitat, and/or potential “take” of bats roosting inside the structures. (Potentially Significant)

Special-status bat species are considered to have a moderate to low potential for occurrence on the campus site. Eight buildings proposed for renovation or demolition may provide suitable bat roosting habitat. Many of the buildings are proposed to undergo exterior and interior renovations that could potentially impact bats roosting in portions of the buildings. Construction activities associated with LRDP projects could result in the loss of bat roosting habitat with concurrent “take” of individual bats. The following measure is recommended to minimize the potential loss of bat habitat and avoid the loss of bats during project construction.

Mitigation Measure 4.3-3: To avoid “take” and/or further evaluate presence or absence of bats, the following measures are recommended:

- A bat habitat assessment should be conducted by a qualified bat biologist during seasonal periods of bat activity (mid-February through mid-October), to determine suitability of each building as bat roost habitat. Buildings found to have no suitable openings can be considered clear for project activities as long as they are maintained so that new openings do not occur.
- Buildings found to provide suitable roosting habitat, but without evidence of use by bats, may be sealed until project activities occur, as recommended by the bat biologist. Buildings with openings and exhibiting evidence of use by bats shall be scheduled for humane bat exclusion and eviction, conducted during appropriate seasons, and under supervision of a qualified bat biologist.
- Bat exclusion and eviction shall only occur between mid-February and mid-April, and from September 1 through mid-October, in order to avoid take of non-volant bats (non-flying or inactive, either young, or seasonally torpid individuals.)

Impact Significance After Mitigation: Less than significant.

Impacts Associated With Project Design

Impact 4.3-4: Project implementation would result in the removal and/or pruning of native and non-native trees meeting the City of Saratoga’s definition of a “protected tree.” (Potentially Significant)

The improvement plans identified by the LRDP include new construction, renovation, and expansion projects for campus facilities. New building construction and expansion of existing facilities would require the removal of landscaping, including mature trees, in several locations on the campus. In certain cases, the new facilities may require the removal of trees that are commonly protected in the surrounding communities. This would constitute a significant adverse effect of LRDP project implementation. The following measure is recommended to minimize the potentially adverse impacts of tree removal resulting from LRDP implementation.

Mitigation Measure 4.3-4: Although the West Valley Community College District is exempt from the requirements of the City of Saratoga's tree regulations when planning and constructing classroom facilities, in that these requirements derive from the City's "Zoning Ordinance" (see Gov. Code, §§ 53094), the scenic, wildlife, and cultural values of mature native and ornamental trees should be recognized. Recognizing the values placed on trees by the public, the following mitigation measures are recommended:

- The District shall develop a Tree Preservation Plan for all new construction areas.
- The siting of new facilities shall be such that impacts to protected trees, as defined by the District's Tree Preservation Plan, is reduced to the maximum extent feasible, in consultation with a qualified arborist and, pertaining to riparian corridor, a qualified biologist.
- Mature native oaks shall be protected in the planning area, to the maximum extent feasible, and disturbance within the tree drip line minimized. This includes oaks along riparian corridors and in the interior of the campus. Plans for new building construction, pathways and landscape improvements shall be reviewed by a certified arborist to ensure that mature oaks are adequately protected.
- If the mature native oaks cannot be avoided, or protected, through project redesign, replacement plantings shall be installed using the following formula: plant one 1½ gallon tree for every 6 inches of aggregate trunk diameter that is uprooted.

Impact Significance After Mitigation: Less than significant.

Impact 4.3-5: Future landscaping throughout developed areas would likely be composed of both non-native and native species used in ornamental plantings, including a variety of trees, shrubs and groundcovers. Many highly invasive non-native ornamental species can colonize riparian areas, resulting in a reduced diversity of native species and reduced wildlife habitat values. (Potentially Significant)

Specific landscaping plans for the LRDP projects would be formulated during the project design phase for each of the improvement projects. If landscaping plans include the use of invasive, non-native ornamental species, they could colonize riparian areas and adversely affect Vasona Creek riparian corridor.

Mitigation Measure 4.3-5: In order to prevent the undesirable spread of exotic plant species in the Vasona Creek riparian corridor, the following mitigation measures shall be followed:

- Graded areas shall be seeded with a mixture of appropriate native species. Highly invasive annuals typically used for erosion control alone shall be prohibited.
- Non-native ornamental species shall be prohibited from use within 50 feet of the tops of bank. Use of non-native, invasive species that may spread into the riparian corridor shall be prohibited from any

new landscaping. Unsuitable species include: blue gum eucalyptus (*Eucalyptus globulus*), acacia (*Acacia* spp.), Pampas grass (*Cortaderia selloana*), broom (*Cytisus* spp.), gorse (*Ulex europaeus*), bamboo (*Bambusa* spp.), giant reed (*Arundo donax*), English ivy (*Hedera helix*), Cape ivy (*Delairia odorata*), and periwinkle (*Vinca* sp.).

- Prior to selection of new landscaping plant materials, the WCCVD shall consult the California Invasive Plant Council's List of Exotic Pest Plants of Greatest Concern in California (<http://groups.ucanr.org/ceppc/>). Plant species appearing on this list shall be prohibited from use.

Impact Significance After Mitigation: Less than significant.

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4.4 HAZARDS AND HAZARDOUS MATERIALS

This assessment focuses on the potential public health effects associated with exposure to hazardous materials during implementation of the proposed LRDP projects. Hazardous materials uses at the campus, identified in the Hazardous Materials Business Plans (HMBPs) (West Valley College 1997a, 2003, and 2004), are summarized in this section. In addition, this section summarizes results of a regulatory database search, which identifies existing hazardous materials uses as well as sites at the campus and within a specified distance where soil or groundwater has been affected or is suspected to be affected by a chemical release(s) from past or present site uses (referred to as environmental cases) and have been identified on regulatory databases (EDR 2003). This information is used, along with review of available documents addressing a previous leaking underground storage tank at the campus, to assess the potential to encounter hazardous materials in the soil and groundwater and to encounter hazardous materials during demolition and renovation of existing buildings. A description of each database reviewed for the database search and its publication date is included in Appendix D. Regulatory requirements related to investigation and cleanup of environmental cases; assessment and abatement of hazardous building materials during demolition and renovation; repairs and renovations to hazardous materials storage facilities; closure of underground storage tanks (USTs); and hazardous materials handling during operation are also summarized below.

4.4.1 Environmental Setting

Hazardous *materials*, defined in Section 25501(h) of the California Health and Safety Code, are materials that, because of their quantity, concentration, or physical or chemical characteristics, pose a substantial present or potential hazard to human health and safety or to the environment if released to the workplace or environment. Hazardous materials have been and are commonly used in commercial, agricultural and industrial applications as well as in residential areas to a limited extent. A *waste* is any material that is relinquished, recycled, or inherently waste-like. Title 22 of the California Code of Regulations, Division 4.5, Chapter 11 contains regulations for the classification of hazardous wastes. A waste is considered a *hazardous waste* if it is toxic (causes human health effects), ignitable (has the ability to burn), corrosive (causes severe burns or damage to materials), or reactive (causes explosions or generates toxic gasses) in accordance with the criteria established in Article 3. Article 4 also lists specific hazardous wastes. Waste categories including Resource Conservation and Recovery Act (RCRA) hazardous waste, non-RCRA hazardous waste, extremely hazardous waste, and special waste are identified in Article 5. If improperly handled, hazardous materials and wastes can result in public health hazards, if released to the soil, groundwater, or air in vapors, fumes, or dust.

Potential Presence of Hazardous Materials in Soil and Groundwater

Soil or groundwater contamination could occur at a proposed project site due to a chemical release at an “environmental case” on campus in the vicinity of a planned project, or from an off-site chemical release that could migrate to the campus and affect soil or groundwater quality. In general, an environmental case

is identified due to site disturbance activities such as removal of an underground storage tank, a spill of hazardous substances, or excavation for construction. Properties with documented soil contamination would not likely affect a project unless the contamination extended onto the project site; thus, only adjacent properties with soil contamination would have the potential to affect soil quality at a project site. However, groundwater plumes can migrate over long distances and, in general, groundwater contamination within a one-half-mile radius of the campus would be considered to have the potential to affect groundwater quality at the campus. The text below discusses the environmental cases identified by the database search (EDR, 2003) at the campus and within one-half mile.

West Valley College. Based on the computerized database search, the college is identified in the Spills, Leaks, Investigation, and Cleanup Cost Recovery Listing of the California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB) (SLIC Reg2) and in Leaking Underground Storage Tank (LUST) and Cortese databases. Listing in these databases indicates that soil and/or groundwater contamination has occurred although no specific information is provided regarding contaminants identified, their concentrations, or any remedial actions conducted. Limited information available from the database search indicates that one SLIC case was closed prior to October 17, 1994 and required no further action. One LUST case was also closed in 1995. One SLIC case involving a release of solvents from a neutralization tank at the Math and Science Building is reported as inactive as of 1994, but information provided by the College shows that this case has been closed by the RWQCB as discussed below. As of January 2001, one LUST case, also described below, was still open. The Santa Clara Valley Water District and RWQCB were contacted to obtain additional information regarding all of the SLIC and LUST cases, and only information regarding the open LUST case is available from the Santa Clara Valley Water District, Leaking Underground Storage Tank Oversight Program.

Neutralization Tank at Math and Science Building. In April, 1994, a neutralization UST was removed from an area to the north of the Math and Science Building (see Figure 3-3 for building location), and surrounding soil was excavated (RWQCB 1996). At the time of removal, a leak from the UST inlet joint was suspected and all obviously discolored soil was removed; the excavation activities were observed by an inspector from the Santa Clara County Department of Environmental Health and the excavation was backfilled. Prior to backfilling, soil samples were collected to evaluate the quality of soil remaining in place. Based on the Remedial Action Completion Certificate provided by the RWQCB, the soil samples were analyzed for volatile organic compounds, although the closure summary indicates that mercury (a metal) was identified in the soil samples at a maximum concentration of 140 milligrams per kilogram (mg/kg). A work plan for additional investigation at this location states that nine halogenated volatile organic compounds were detected in these soil samples and that some metals concentrations were greater than the Total Threshold Limit Concentration, a criteria used by California to classify hazardous wastes (ETIC 1994). The maximum mercury concentration identified in the soil prior to excavation, as reported by the RWQCB, is greater than the Total Threshold Limit Concentration of 20 mg/kg.

On the basis of analytical results of the soil samples from the excavation, additional investigation was conducted to evaluate soil and groundwater quality in the vicinity of the former tank. The primary contaminant of concern identified in soil and groundwater samples obtained using a probe was 1,1,2-trichloroethane (1,1,2-TCA) identified in the soil and groundwater. Subsequently, the UST excavation area was excavated to a depth of 14 feet in 1995 and an additional 51 cubic yards of soil were removed. The primary contaminants of concern identified in soil and groundwater samples from this excavation were 1,1,2-TCA and chloroform. Because these compounds were identified in groundwater samples, three groundwater monitoring wells were installed to further evaluate groundwater quality and one soil boring was installed to evaluate the potential for later migration of contaminants. No lateral movement of contaminants was indicated and volatile organic compounds were not detected in the groundwater samples. The Remedial Action Completion Certificate indicates that the maximum concentrations of contaminants remaining in the soil after over excavation were 1,1,2-TCA at 12 mg/kg; benzene at 0.036 mg/kg; xylenes at 0.031 mg/kg; and mercury at 0.17 mg/kg. The maximum concentration of toluene remaining in the groundwater was 0.8 microgram per liter (ug/L). Other contaminants, including 1,1,2-TCA were not detected in the groundwater samples.

The RWQCB concluded that no further action would be required at this location because excavation of the UST area removed the contaminated soil and that the residual levels of contaminants would not pose a substantial threat to the environment, water quality, or human health. The RWQCB provided a Remedial Action Completion Certificate for this case on August 6, 1996 (RWQCB 1996) stating that the agency must be notified in the event of planned excavation activities in the UST area or a change in land use.¹ In this certificate, the RWQCB approved abandonment of the groundwater monitoring wells installed at this location although it is possible that the wells were never abandoned.

The U.S. Environmental Protection Agency (USEPA) and the RWQCB have published guidelines for the evaluation of chemicals commonly found in soil or groundwater where a release of hazardous materials has occurred, including preliminary remediation goals (PRGs) published by the USEPA (USEPA 2004) and environmental screening levels (ESLs) published by the RWQCB (RWQCB 2005). For an industrial worker, these screening levels are conservative estimates of safe levels of a chemical that a worker could be exposed to in soil and groundwater as a result of occupational exposure. If the concentration of a chemical in the soil or groundwater is below the PRG or ESL, then it can be assumed that the chemical would not pose a health risk to the worker. However, these screening levels are based on conservative exposure assumptions, and it is possible to conduct a more detailed risk assessment using project specific exposure assumptions to develop a higher concentration that would be considered safe.

¹ A handwritten note in college files indicates that John West of the RWQCB stated on 8/14/96 that “if over excavations are planned...” should not have been included in this letter, but that he would not be sending a corrected letter.

In addition, screening levels for industrial workers would generally be lower for industrial workers than construction workers because the industrial worker would be exposed to the soil and groundwater over a lifetime while the construction worker would only be exposed for the duration of construction activities. Therefore, safe levels of chemicals in soil and groundwater would generally be higher for construction workers than industrial workers.

The 1,1,2-TCA concentration of 12 mg/kg in the post-excavation soil exceeds the residential PRG of 0.73 mg/kg and ESL of 0.032 mg/kg as well as the industrial/commercial PRG of 1.6 mg/kg and ESL of 0.070 mg/kg. On the basis of this, it would be necessary to conduct a more detailed risk assessment to evaluate acceptable levels of 1,1,2-TCA in the soil.

Dispenser Pump Removal at Warehouse and Facilities Area. Based on available documents, the college removed the dispenser pump from the Warehouse and Facilities area (see Figure 3-3 for building locations) in the east-central portion of the campus in January 2001. The UST at this location had been removed in 1991 and replaced with a 6,000-gallon, two compartment, double-walled fiberglass UST. Both compartments of the UST were used for unleaded gasoline in 2001 although one compartment had previously been used for leaded gasoline (SCVWD 2001b).

Confirmation soil samples from below the dispenser depth contained up to 1,800 mg/kg of total petroleum hydrocarbons as gasoline (TPHg) as well as detectable levels of ethylbenzene, toluene, and xylenes. On the basis of this, the Santa Clara Valley Water District, Leaking Underground Storage Tank Oversight Program required additional investigation of soil and groundwater quality at the site. In response, two soil borings and one groundwater monitoring well were installed in June 2001 (Dugan Associates 2001). TPHg was identified at a maximum concentration of 810 mg/kg in soil from these borings; the maximum concentration was identified in a soil sample from a depth of 24 feet below ground surface. Benzene was also identified at 1.4 mg/kg in this soil sample, the only sample with a detection of benzene.

Grab groundwater samples² were collected from the two soil borings. TPHg and benzene were identified at a maximum concentration of 13 milligrams per liter (mg/L) and 0.74 mg/L, respectively, in these samples and toluene, ethyl benzene, and xylenes were also detected. Toluene was identified at 0.00057 mg/L in the groundwater sample from Monitoring Well MW-1, but TPHg or other petroleum hydrocarbons were not detected. Methyl-tert-butyl-ether (MTBE), a fuel oxygenate, was not detected in any of the soil or groundwater samples. Monitoring Well MW-1 is located in the inferred downgradient direction from the existing UST.

² Grab groundwater samples are collected from open soil borings, without installation of a well and often contain more sediment than groundwater samples collected from a properly completed well. Therefore, grab groundwater samples typically contain higher concentrations of contaminants than samples from wells because the contaminants tend to adhere to the sediment.

On the basis of this sampling, the Santa Clara Valley Water District concluded that the petroleum hydrocarbons identified in the groundwater sample from the boring likely resulted from the former USTs removed in 1991 and were not likely a result of a release from the new UST, but required additional sampling of Monitoring Well MW-1 to confirm the analytical results (SCVWD 2001a). The well was re-sampled on February 4, 2002 and TPHg, BTEX, and fuel oxygenates (including MTBE) were not identified in the groundwater sample (WellTest, Inc. 2002). No further action has been taken regarding this case.

Environmental Cases Within One-Half Mile. Environmental cases identified within one-half mile of West Valley College are summarized in Table 4.4-1. Based on the database search, a total of six sites were identified in the LUST and Cortese databases, indicating that a release from an underground storage tank had occurred. The closest two cases are the Saratoga Municipal Corporation Yard and Saratoga School Maintenance facility located on Allendale Avenue, approximately one-eighth mile to the west of the campus. The database review indicates that both cases involved a release of gasoline and groundwater quality at both sites had been affected. However, the case at the School Maintenance Facility has been closed.

Table 4.4-1

Summary of Environmental Cases Within One-Half Mile of West Valley College

Site Name	EDR Map No.	Address	SLIC	VCP	Cal Sites	LUST	Cortese	CHMIRS
Saratoga Municipal Corporation Yard	B11, B12, B14	19700 Allendale				x	x	
Saratoga School Maintenance	B15	19710 Allendale				x	x	
West Valley Join Community College/SCC Department of Environmental	A1, A2, A3, A4, A5, A6, A10	14000 Fruitvale Ave.	x			x	x	
Saratoga Retirement Community/Odd Fellows Home of California	D19, D20, A7	14500 Fruitvale Ave.		x	x	x	x	
August Property	29	14770 Live Oak Lane				x	x	
Not Reported	21	20007 Marybrook Dr.						x
James Keator	24	19381 San Marcos Rd.				x	x	
Anthony Cataldi Property	F26	19800 Versailles Way				x	x	

Notes: SLIC Reg2: Spills, Leaks, Investigation, and Cleanup Cost Recovery Listing, Region 2; VCP: Voluntary Cleanup Plan; LUST: Leaking Underground Storage Tank; Cortese: Cortese Hazardous Waste and Substances Site List; CHMIRS: California Hazardous Material Incident Report System.

Source: Environmental Data Resources 2003

The database review indicates that the Odd Fellows Home located approximately one-eighth mile to the south of the campus on Fruitvale Avenue was identified in the LUST and Cortese databases because of a release of mineral spirits in 1992. However, the case was closed in 1997. The Saratoga Retirement Community at the same address was identified in the Voluntary Cleanup Plan (VCP) and CalSites databases because the facility entered into a voluntary cleanup agreement with the Department of Toxic Substances Control (DTSC). The database review indicates that no action was required because the agreement was for a mortgage company only.

The remaining three LUST and Cortese cases were reported to only involve soil and have been closed. These sites would have a low potential to affect soil or groundwater quality at the campus because they are each located more than one-eighth mile from the campus and only soil quality was affected by the release. One spill of hazardous materials within one-half mile of the campus was identified in the CHMRIS database. The spill involved the release of less than 10 gallons of pool patch materials to Saratoga Creek at 20007 Marybrook Drive.

Hazardous Building Materials. Some building materials commonly used in older buildings could present a public health risk if disturbed during an accident or during demolition or renovation of an existing building. Hazardous building materials include asbestos, electrical equipment such as transformers and fluorescent light ballasts that contain polychlorinated biphenyls (PCBs), fluorescent lights containing mercury vapors, and lead-based paints. Asbestos and lead-based paint may also present a health risk to existing building occupants if they are in a deteriorated condition. If removed during demolition of a building or disturbed during renovation, these materials would also require special disposal procedures. Regulations applicable to the assessment and abatement of hazardous building materials are summarized in Appendix D.

Up until the 1970s, asbestos has been used as a common building material, including use as insulation materials, shingles and siding, roofing felt, floor tiles, brake linings, and acoustical ceiling material. Asbestos is a known carcinogen and presents a public health hazard if it is present in “friable” (easily crumbled) form.

Lead-based paint was commonly used prior to 1960 and these paints are likely present in buildings constructed prior to 1960. Lead is toxic to humans, particularly young children, and can cause a range of human health effects depending on the level of exposure. When adhered to the surface of the material they are painted to, lead-based paints pose little health risk. Where the paint is delaminated or chipping, the paint can cause a potential threat to the health of young children or other building occupants who may ingest the paint. Lead dust could also present public health risks during demolition of a structure with lead-based paint. Lead-based paint that has separated from a structure may also contaminate nearby soil.

PCBs were commonly manufactured and used in the United States between 1929 and 1977 for uses such as electrical transformers and capacitors and fluorescent light ballasts. It is a highly toxic group of substances that remains persistent in the environment, accumulates in biological systems, interferes with

the reproductive system, and acts as an immuno-suppressant. Under the Toxic Substance Control Act, Congress began regulating the use and manufacturing of PCBs since 1978, although PCBs continue to be used under strict regulations.

Most fluorescent light ballasts manufactured prior to 1978 contain approximately 0.5 ounces of PCBs in a small capacitor; although, the quantity can be up to two ounces. In 1978, the USEPA estimated that there were approximately 850 million of these capacitors in use in the United States. Disposal of more than one pound of PCBs, or approximately 16 capacitors, to a landfill would require notification of the USEPA under CERCLA. Ballasts manufactured after January 1, 1978 do not contain PCBs and should be labeled as such on the ballast.

On February 9, 2004, regulations took effect in California that classified all fluorescent lamps and tubes as a hazardous waste in California because they contain mercury. When these lamps or tubes are placed in the trash and collected for disposal, they can be broken and mercury is released to the environment, can also be absorbed through the lungs into the bloodstream of people close, and can be washed by rain water into waterways. The mercury in urban storm water sediment results in part from improperly discarded fluorescent lamps and tubes (CIWMB 2005). Approximately 370 pounds of mercury were released in California in 2000 due to the breakage of electric lamps and tubes during storage and transportation. It is estimated that nearly 75 million waste fluorescent lamps and tubes are generated annually in California and these lamps and tubes contain more than half a ton of mercury.

4.4.2 Conformance with Hazardous Materials Regulations

Regulatory Framework

Hazardous materials and hazardous wastes are extensively regulated by federal, state, and local regulations, with the major objective of protecting public health and the environment. In general, these regulations provide definitions of hazardous materials; establish reporting requirements; set guidelines for handling, storage, transport, remediation, and disposal of hazardous wastes; and require health and safety provisions for workers and the public. Regulatory agencies also maintain databases of sites that handle hazardous wastes or store hazardous materials in underground storage tanks, and of environmental cases where hazardous materials may have been released to the soil and/or groundwater.

The major federal, state, and regional agencies enforcing these regulations include the U.S. Environmental Protection Agency (USEPA) (federal); the DTSC and the State Water Resources Control Board (SWRCB) (state); the RWQCB and the Bay Area Air Quality Management District (BAAQMD) (regional). A more detailed description of the federal, state and regional hazardous materials regulatory framework is presented in Appendix D.

The Santa Clara County Department of Environmental Health, as a Certified Unified Program Agency (CUPA), is the local agency with primary responsibility for implementing state environmental programs

in Saratoga. The six programs implemented include the Hazardous Materials Business Plan/Emergency Response Plan, Hazardous Waste/Tiered Permitting, Underground Storage Tanks (Spill Prevention, Control, and Countermeasures only), California Accidental Release Program, and the Uniform Fire Code Hazardous Materials Management Plan. In addition, on July 1, 2004, responsibility for implementation of the Local Oversight Program for oversight of investigation and cleanup of leaking underground storage tanks began transfer from the Santa Clara Valley Water District to the Department of Environmental Health. Complete transition is expected by June 30, 2005 (Santa Clara County Department of Environmental Health 2005). Solvent and toxic cases are typically enforced by the RWQCB, DTSC, or USEPA, but the Santa Clara Valley Water District may provide peer review for these cases through the Solvent and Toxic Cleanup Liaison Program.

Santa Clara County Hazardous Materials Regulations

Hazardous materials storage regulations enforced by the Santa Clara County Department of Environmental Health are contained in Division B11 of the Santa Clara County Ordinance Code. In accordance with this code, businesses which store specified quantities of hazardous materials are required to obtain a hazardous materials storage permit and submit a HMBP (described in the next section) or hazardous materials/waste registration form.

The plan must specify appropriate containment for hazardous materials and monitoring capabilities to detect a leak, subject to the approval of the Department of Environmental Health. Provisions for overfill protection, separation of incompatible materials, drainage of facilities that could be exposed to rain, and spill protection must also be specified. Facilities that qualify as a minimal storage site based on the quantities of hazardous materials stored may submit a hazardous materials/waste registration form in lieu of the HMBP. All hazardous materials handling and storage facilities are subject to inspection by the Department of Environmental Health for determining compliance with legal requirements for hazardous materials storage. Facilities which generate hazardous wastes must also obtain a hazardous waste generator permit from the Department of Environmental Health and facilities with underground storage tanks must obtain an underground storage tank permit.

Division B11 of the Santa Clara County Code also specifies requirements for repairs or renovations to hazardous materials storage facilities, as well as for closure of any hazardous materials storage facilities no longer in use. Substantial repairs and closure must be carried out in accordance with a permit from the Department of Environmental Health. When a facility is renovated or repaired, the replacement facility must meet current hazardous materials storage requirements. Closure of hazardous materials storage facilities must be conducted in accordance with an approved closure plan that minimizes the need for future maintenance; minimizes or eliminates public health or safety threats, or threats to the environment, from residual hazardous materials remaining after closure is completed; and demonstrates that hazardous materials the were stored in the facility will be removed, disposed of, neutralized, or reused in an appropriate manner. It is the responsibility of the hazardous materials storage facility to conduct all actions necessary to cleanup an unauthorized release of hazardous materials from the storage facility.

Underground Storage Tank Closures

In accordance with the California Health and Safety Code, Division 20, Chapters 6.7 and 6.75, the Santa Clara County Environmental Health Department has the responsibility to implement state UST regulations and to oversee investigation and cleanup of UST leak sites in Saratoga as the Certified Uniform Program Agency. This agency implements state UST corrective action regulations specified in Title 23 of the California Code of Regulations, Chapter 16, Article 7. The RWQCB still retains authority to approve case closure.

For removal of a UST, the Environmental Health Department requires an approved closure plan and permit for removal of the UST (Unidocs 2000). Prior to removal, the contractor must notify the BAAQMD and Underground Services Alert, and must also prepare a health and safety plan. Following removal of the tank soil samples must be taken from the tank excavation and groundwater must also be sampled if present in the tank excavation to evaluate whether additional action is required. If indicated by the analytical results, the case could be referred to the local oversight program or the RWQCB for additional investigation and possibly cleanup. Soil removed from the UST excavation must be stored on bermed plastic and covered while on-site, and legally disposed of. The Environmental Health Department inspects all UST removals and confirmation sampling.

Hazardous Materials Business Plans (HMBPs)

Businesses that handle specified quantities of chemicals are required to submit a HMBP in accordance with Division B11 of the Santa Clara County Code. This plan allows local agencies to plan appropriately for a chemical release, fire, or other incident. In Saratoga, the plan must include:

- an inventory of hazardous materials with Department of Transportation (DOT) hazard class, maximum quantity on-site, largest container size, and storage location(s) for each hazardous material and waste;
- a general facility description and facility storage map including site and facility layouts including chemical loading areas, parking lots, internal roads, storm and sewer drains, and adjacent site uses;
- a monitoring program specifying monitoring methods and frequency of monitoring for each hazardous material storage area; and
- record keeping forms including an inspection check sheet or log to be used in conjunction with routine inspections.

Hazardous materials storage permits are issued for a five-year period. The permit and the HMBP must be updated whenever there is a change in the quantities or types of hazardous materials stored at the facility.

West Valley College HMBP. As required by law, the District maintains a HMBP, which lists the chemicals stored and used at West Valley College as a part of normal business operations (West Valley

College 2003 2004). As summarized in Table 4.4-2, the college stores chemicals in a variety of areas including the Print Shop, Chemistry and Biology laboratories, Science Building Equipment Room, Administration of Justice Building, Bookstore Equipment Areas, Theater Building, Language Arts Building, Pool Equipment Room, and Facilities Building. An Aboveground Separation, Containment, and Monitoring Plan has been prepared for each of these areas. The 2003 HMBP identifies one, two-compartment 10,000-gallon underground storage tank (UST) containing regular unleaded gasoline at the Warehouse and Facilities Building, a 170-gallon diesel tank at the Health Center Building, and a 75-gallon diesel tank at the IS Building. Diesel fuel is needed at these two locations to operate the emergency generators. In addition to these tanks, the college has identified a heating oil UST at the Carlson House.³

In 1992, the BAAQMD issued a permit to operate a 2,000-gallon and a 4,000-gallon UST for unleaded gasoline (BAAQMD 1992). Testing results indicate that this is one 6,000-gallon tank with a 2,000-gallon and a 4,000-gallon compartment. The 1997 HMBP prepared for the college identifies a 150-gallon diesel fuel tank and 200-gallon waste oil tank at the Grounds Department Building as well as a 6,000-gallon unleaded fuel tank at the Warehouse and Facilities Building⁴ (West Valley College 1997a).

Inspection by Santa Clara County Department of Environmental Health on September 29, 1997 identified several minor violations of hazardous materials handling and storage laws and regulations (West Valley College 1997b). Areas where violations were noted included the Auto Shop, Printing Services, Chemistry Department, Tin Warehouse, Photography Lab, and various District facilities. The types of violations noted generally involved labeling of waste containers, improper waste containers, improper documentation of waste accumulation and monitoring, exceedance of waste accumulation time limits, maintenance of waste disposal records, missing records of inspections of hazardous materials/waste storage areas, improper separation of oxygen and acetylene cylinders at the pool, lack of posted procedures in all hazardous materials storage areas, spills in two areas that had not been cleaned up, an outdated letter from Chief Financial Officer demonstrating financial responsibility for taking corrective action under the Underground Storage Tank Cleanup Fund, and missing records of inspection for the UST monitoring system. In addition, the HMBP and Hazardous Material Inventory Statement were out of date. The college corrected these violations and submitted documentation of the corrections, including an updated HMBP, to the Santa Clara County Department of Environmental Health in October 1997.

³ Personal communication on March 17, 2005 with Shawn Blaylock, CCS Group.

⁴ This building is identified as the Garage/Auto Repair Facility in the HMBP.

Table 4.4-2

Hazardous Category of Materials Used at West Valley College

Description	Hazard Category	
	Hazardous Materials	Hazardous Wastes
Print Shop	Fire, Acute Health, Chronic Health	Acute Health
Chemistry	Fire, Reactive, Pressure Release, Acute Health, Chronic Health	Fire, Acute Health
Biology	Fire, Reactive, Pressure Release, Acute Health, Chronic Health	Reactive, Acute Health, Chronic Health
Science Building Equipment Room	Reactive, Acute Health	None
Art Building/Art Lab	Fire, Reactive, Pressure Release, Acute Health, Chronic Health	Fire, Reactive, Acute Health, Chronic Health
Administration of Justice Building	Fire, Acute Health	None
Bookstore Equipment Areas	Acute Health	None
Theater Building	Fire, Reactive, Acute Health	Fire
Language Arts Building	Fire, Acute Health, Chronic Health	Acute Health
Pool Equipment Room	Fire, Reactive, Pressure Release, Acute Health	None
Facilities Building	Fire, Reactive, Pressure Release, Acute Health, Chronic Health	Fire, Pressure Release, Acute Health, Chronic Health

Notes: Definition of Hazard Categories: *Fire* - flammable liquids and solids, combustible liquids, pyrophorics, oxidizers. *Reactive* - unstable reactives, organic peroxides, water reactives, radioactives. *Pressure Release* - explosives, compressed gases, blasting agents. *Acute Health* - toxics, highly toxics, irritants, sensitizers, corrosives, other hazardous chemicals with an adverse health effect with short-term exposure. *Chronic Health* - carcinogens, other chemicals with an adverse effect with long-term exposure.

Sources: West Valley College 2004; Santa Clara County Department of Environmental Health 2002.

Based on the computerized database search, West Valley College is classified as a large quantity generator under RCRA and has permitted USTs. The permitted USTs include a 2,000-gallon unleaded fuel tank installed in 1975, a 3,000-gallon regular gasoline tank installed in 1974, and a 25- gallon waste tank installed in 1970. Information regarding the disposition of these tanks is not available although information available from the Santa Clara County Valley Water District indicates that there was a tank removal in 1991 as discussed above. These are considered permitted uses of hazardous materials that are well regulated although two violations of RCRA regulations were reported prior to April 1995. The

database search indicates that the noted violations were corrected by April 12, 1995. The college is also identified in the HAZNET database, indicating that they have legally-manifested hazardous wastes for off-site disposal or recycling.

West Valley College is also listed in the Facility Inventory Database (CA FID) and Historical UST Registered Database (HIST UST) which lists sites with historic and active USTs as well as the Facility Index System (FINDS) which is a federal database that includes information on facilities included in other more detailed databases.

West Valley College Emergency Response Procedures. The HMBP (West Valley College 2003) includes an emergency response plan specifying procedures to be implemented in the event of a chemical emergency. These procedures include the following:

- Identify the character, exact source, amount, and areal extent of any released hazardous materials;
- Assess possible hazards to human health or the environment that may result from the explosion, fire, or release. This assessment must consider both direct and indirect effects;
- Activate internal facility alarms or communications systems, where applicable, to notify all facility personnel;
- Notify appropriate local authorities;
- Notify the State Office of Emergency Services;
- Monitor for leaks, pressure build-up, gas generation, or ruptures in valves, pipes, or other equipment shut down in response to the incident; and
- Take all reasonable measures necessary to ensure that fires, explosions, and releases do not occur, recur, or spread to other hazardous materials at the facility.

Prior to resuming operations in an area affected by a chemical incident, the following procedures are followed:

- Provide for proper storage and disposal of recovered waste, contaminated soil or surface water, or any other material that results from an explosion, fire, or release at the facility;
- Ensure that no material that is incompatible with the release material is transferred, stored, or disposed of in areas of the facility affected by the incident until cleanup procedures are completed;
- Ensure that all emergency equipment is cleaned, fit for its intended use, and available for use;
- Notify the California Environmental Protection Agency's Department of Toxic Substances Control, the Santa Clara County's Hazardous Materials Compliance Division, and the local fire department's hazardous materials program that the facility is in compliance with the above provisions.

The time, date, and details of any hazardous materials incident that requires implementation of this plan is noted in the operating records and the incident is reported to the appropriate regulatory agencies within 15 days.

All college personnel are trained in internal alarm/notification requirements, evacuation/reentry procedures and assembly point locations, and external emergency response organization notification requirements. Chemical handlers are also trained in safe methods for handling and storage of hazardous materials, proper use of personnel equipment, and specific hazards of each chemical they could be exposed to. Hazardous waste handlers/managers are also trained in all aspects of hazardous waste management specific to their job duties. The college maintains an inventory of emergency response equipment at the facility including respiratory protection and other personnel protective equipment, fire extinguishers, spill control and decontamination equipment, and communications and alarm systems.

4.4.3 Potential Impacts and Mitigation Measures

Significance Criteria

Based upon the criteria presented in Appendix G of the *CEQA Guidelines*, the project would result in potentially significant impacts if it would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;
- Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, and would result in a safety hazard for people residing or working in the project area;
- Be located within the vicinity of a private airstrip and would result in a safety hazard for people residing or working in the project area;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Definition, identification and determination of threshold levels of hazardous materials and wastes are provided in the Title 40 of the Code of Federal Regulations (40 CFR) and in Title 22 of the California Code of Regulations. In accordance with these regulations, a hazardous waste is a substance or combination of substances that because of its quantity, concentration or physical, chemical, or infectious characteristics may pose a substantial threat or potential hazard to human health or environment when improperly treated, stored, transported, disposed of, or otherwise managed. Determination of "substantial" hazard or "insignificant" levels of hazardous materials is performed by the regulatory agencies on a case-by-case basis, depending on the proposed uses, potential exposure, and degree and type of hazard.

As indicated in the Initial Study (Appendix A), the project is not located within an airport land use plan area or within two miles of a public use airport or in the vicinity of a private airstrip. The project would also not impair or physically interfere with an adopted emergency response or emergency evacuation plan and would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, these topics are not discussed further.

Construction Impacts

Impact 4.4-1: Hazardous materials could be encountered in the soil and/or groundwater during ground-disturbing activities associated with implementation of the LRDP. (Potentially Significant)

Excavation of soil, and possibly dewatering, would be required for rebuild, renovation/expansion, and new construction projects (planned expansion of the Campus Center, Library/Television Building, P.E. Complex, and Math and Science Building; construction of the Fox Center, new Information Systems Building, and Child Development Center; replacement of the Art Labs, Art Studios, and Health Care Building; realignment of campus entries; development of new vehicle access to the Theater Arts Area; and reconfiguration of the campus roadways and walkways). If hazardous materials are present in the soil and groundwater, construction workers, campus staff and students, and the public could be exposed to the contaminated soil or groundwater and potentially also to chemical vapors during construction activities. Depending on the nature and extent of the contamination encountered and whether or not proper precautions are implemented, this could potentially cause adverse health effects and nuisance vapors. Unless proper precautions are implemented, such materials could cause adverse environmental effects if released to the environment. The soil and groundwater may also require special disposal as a restricted or hazardous waste.

The addition to the Math and Science Building would be constructed in the location of the former neutralization tank at this building and as discussed in the Setting, West Valley College has also been identified in the Spills, Leaks, Investigation, and Cleanup Cost Recovery Listing of the RWQCB (SLIC Reg2) and in Leaking Underground Storage Tank (LUST) and Cortese databases for releases of hazardous materials at the Facilities Building and other locations that are not well documented by existing information. Although the RWQCB has provided a Remedial Action Completion Certificate for the

former neutralization tank, some volatile organic compounds remain in place. Soil and/or groundwater quality could also be affected in the vicinity of the other environmental cases and affected groundwater at the Saratoga Municipal Corporation Yard and Saratoga School Maintenance Facility could also migrate to the campus, particularly if groundwater dewatering is required during construction. If damaged during construction, the existing groundwater monitoring wells at the Math and Science Building could provide conduits for groundwater contamination.

Potential impacts related to exposure to hazardous materials in soil and groundwater would be mitigated to a less-than-significant level with implementation of the Mitigation Measures 4.4-1a–f, which will require a Phase I environmental site assessment prior to construction (including notification of regulatory agencies for construction work in the vicinity of an environmental case), site health and safety plan, material disposal plan, discharged water control and disposal plan, contingency plan, and proper abandonment of the groundwater monitoring wells at the Math and Science Building.

Mitigation Measure 4.4-1: The following measures should be required for any construction projects at West Valley College that would involve ground disturbance:

- a. The District should retain a qualified professional (e.g., a California-registered environmental assessor) to conduct a Phase I environmental site assessment prior to implementing any LRDP activities that involve breaking ground. The assessment should conform with standards adopted by the ASTM for Phase I environmental site assessments and should include a detailed review of existing reports that have been archived. Land uses that currently or historically have stored or generated hazardous materials should be evaluated and historic releases of hazardous materials could affect soil or groundwater quality at the site should be identified. The assessment should include recommendations for further investigation of the site, if necessary.

If the Phase I environmental site assessment were to indicate that a release of hazardous materials could have affected soil or groundwater quality at the project location, the District should retain a qualified environmental professional to conduct sampling to assess the presence and extent of contamination and identify proper health and safety precautions. For construction activities at the Math and Science Building and at sites where a chemical release is identified, the District would be required to notify the regulatory agencies and should request designation of a lead agency, either the Santa Clara County Department of Environmental Health, RWQCB, or DTSC, for investigation and cleanup of the release in accordance with Chapter 6.65 of Division 20 of the California Health and Safety Code. In general, the lead agency would be the Santa Clara County Department of Environmental Health if the source of the release is an underground storage tank and there is no evidence of extensive groundwater contamination. The RWQCB would be the lead agency if there is sufficient groundwater contamination, the RWQCB has issued a cleanup order in connection with the release at the site, or the source of the release is subject to waste discharge requirements issued by the RWQCB. The lead agency would be the DTSC if the source of the release is a facility, hazardous waste management unit, or activity that is or was regulated by the DTSC, the DTSC has issued a

clean up or corrective action order for the site, or otherwise initiated action related to the release, or the DTSC is or has conducted oversight at the request of the responsible party.

In accordance with Section 25264 of the Health and Safety Code, the lead agency is required to supervise all aspects of the site investigation and remedial action conducted by the responsible party and for determining the adequacy of the site investigation and remediation activities at the site and the extent to which they comply with appropriate state and local laws, ordinances, regulations, and standards. Upon determining that a site investigation and remediation has been satisfactorily completed and that a permanent remedy to the release has been accomplished, the lead agency would issue a certificate of completion certifying that applicable remedial action standards and objectives were achieved.

- b. The District should require the construction contractor to prepare and to implement a site safety plan identifying the chemicals present, potential health and safety hazards, monitoring to be performed during site activities, soils-handling methods required to minimize the potential for exposure to harmful levels of the chemicals identified in the soil, appropriate personnel protective equipment, and emergency response procedures.
- c. The District should require the construction contractor(s) to prepare a material disposal plan, based on the results of sampling conducted as specified in Mitigation Measure 4.4-1a, for excess soil produced during construction activities. The plan should specify the disposal method for soil, approved disposal site, and written documentation that the disposal site will accept the waste. The contractor should be required to submit the plan to the District for acceptance prior to implementation. During construction, excess soil from new construction activities and reconfiguration of campus roadways and walkways should be stockpiled and sampled to determine the appropriate disposal requirements in accordance with the hazardous waste classification and disposal regulations described in Appendix D. As described in this appendix, if the soil is not suitable for reuse, disposal at a regulatory permitted Class I, II, or III disposal facility could be required.
- d. The District should require the construction contractor(s) to prepare a discharged water control and disposal plan detailing requirements for containment and discharge of any groundwater produced during dewatering, if dewatering is required. The discharge plan, designed by a California-registered Civil Engineer and submitted to the District for acceptance prior to implementation, should include requirements for testing and disposal of the groundwater. Discharge will comply with National Pollutant Discharge Elimination System (NPDES) requirements of the RWQCB including the Construction Activities Storm Water General Permit, general permit for Discharge or Reuse of Extracted and Treated Groundwater Resulting from the Cleanup of Groundwater Polluted by Volatile Organic Compounds, or the general permit for Discharge or Reuse of Extracted and Treated Groundwater Resulting From the Cleanup of Groundwater Polluted by Fuel Leaks and Other Related Wastes at Service Stations and Similar Sites, discussed below. Alternatively, an individual discharge permit, or waiver, could be required.

Groundwater from an area that is not known to be contaminated may sometimes be discharged in accordance with the Construction Activities Storm Water General Permit that would be issued for construction activities, as discussed in Section 5.1, Hydrology and Water Quality, Mitigation Measure 5.1-4 of this EIR. Procedures for handling and discharge of uncontaminated water would be specified in the Storm Water Pollution Prevention Plan prepared in accordance with the NPDES permit.

The RWQCB has issued two general permits for discharge of groundwater from contaminated sites: the permit for Discharge or Reuse of Extracted and Treated Groundwater Resulting From the Cleanup of Groundwater Polluted by Volatile Organic Compounds (RWQCB 2004) and the permit for Discharge or Reuse of Extracted and Treated Groundwater Resulting From the Cleanup of Groundwater Polluted by Fuel Leaks and Other Related Wastes at Service Stations and Similar Sites (RWQCB 2001). Discharge of groundwater to surface water in the vicinity of a site with known volatile organic compound (VOC) contamination or a known fuel leak case would likely need to comply with these permits, as applicable.

In accordance with these permits, it would be necessary to file a Notice of Intent application and upon review, the RWQCB would issue a discharge authorization letter authorizing the initiation of the discharge and specifying any permit requirements, including the maximum allowable discharge rate, discharge limitations for specific organic chemicals, and trigger levels for metals and additional organic chemicals. Although trigger levels are not specific limitations on the chemical quality of groundwater that can be discharged, exceedance of these levels could require additional investigation and possibly development of a numerical standard for the chemical that exceeds the trigger level. In accordance with each permit, the discharger must implement a self-monitoring program to demonstrate compliance with permit requirements.

- e. The District should require the construction contractor(s) to have a contingency plan for sampling and analysis of potential hazardous materials and for coordination with the appropriate regulatory agencies, in the event that previously unidentified hazardous materials are encountered during construction. If any hazardous materials are identified, the contractor(s) should be required to modify their health and safety plan to include the new data, conduct sampling to assess the chemicals present, and identify appropriate disposal methods. Evidence of potential contamination includes soil discoloration, suspicious odors, the presence of USTs, or the presence of buried building materials.

As discussed in Mitigation Measure 4.4-1a, the construction contractor would be legally required to notify the regulatory agencies of a discovered release. The assigned lead agency would oversee all aspects of the site investigation and remedial action; determine the adequacy of the site investigation and remediation activities at the site and the extent to which they comply with appropriate state and local laws, ordinances, regulations, and standards; and ultimately issue a certificate of completion certifying that applicable remedial action standards and objectives were achieved.

- f. The District should locate existing groundwater monitoring wells at the Math and Science Building and properly abandon any wells that are within the footprint of the addition or could be damaged during construction in accordance with Santa Clara Valley Water District and State requirements for well abandonment.

Impact Significance After Mitigation: Less than significant.

Impact 4.4-2: Hazardous building materials may be present in buildings that are planned for renovation or demolition by the proposed LRDP. (Potentially Significant)

Hazardous building materials including asbestos-containing materials, lead-based paint, fluorescent light tubes, and PCB containing electrical equipment may be present in the buildings that are planned to be demolished, remodeled, renovated/expanded (see Table 3-1) and could be encountered during maintenance of the building interiors and exteriors as well as maintenance of the utility system. If friable or nonfriable asbestos is present, there is a potential for release of airborne asbestos fibers when the asbestos-containing materials are disturbed, unless proper asbestos abatement precautions are taken. Such a release could expose the construction workers, campus staff and students, and surrounding populations to airborne asbestos fibers. Similarly, if lead-based paint is present and has delaminated or chipped from the surfaces of the building materials, there is a potential for the release of airborne lead particles, unless proper lead abatement procedures are followed. If PCBs are present in the building to be demolished, leakage could expose workers to unacceptable levels of PCBs (greater than 5 parts per million, based on Title 22, *California Code of Regulations*). Removal of fluorescent light tubes could result in exposure to mercury vapors if the lights are broken.

Such potential exposure would be mitigated to a less-than-significant level with implementation of Mitigation Measure 4.4-2, which requires the District to conduct surveys for hazardous building materials prior to any renovation activities, and if warranted, to implement appropriate abatement and disposal procedures in compliance with applicable regulations.

Mitigation Measure 4.4-2: For every proposed project involving demolition, remodeling, or renovation of existing structures, the District should incorporate into contract specifications the requirement that the contractor(s) have a hazardous building materials survey completed by a Registered Environmental Assessor or a registered engineer. This survey should be completed prior to any construction or demolition activities associated with each project. If any friable asbestos-containing materials or lead-containing materials are identified, adequate abatement practices, such as containment and/or removal, shall be implemented in accordance with applicable laws, described in Appendix D, prior to demolition or renovation. Any PCB-containing equipment or fluorescent lights containing mercury vapors should also be removed and legally disposed of in accordance with the disposal framework described in Appendix D.

Impact Significance After Mitigation: Less than significant.

Impact 4.4-3: Remodeling, renovation, or demolition of existing facilities that are used for hazardous materials storage could expose construction workers, campus staff and students, or the public to hazardous materials, which could cause human health or environmental effects without proper precautions. (Less than Significant)

In the absence of proper precautions, proposed modification and renovation of hazardous materials storage facilities in the Math and Science Building, Library/Television Building, Art Labs, Administration of Justice Building, Theater Building, Language Arts Building, and Pool Equipment Room could disturb hazardous materials which could expose workers, students, or the public to hazardous materials during renovation activities or result in an accidental release to the environment. In addition, a release of hazardous materials could occur when the existing heating oil UST at the Carlson House is removed. However, these activities would require a permit from the Santa Clara County Department of Environmental Health as discussed below, and would not pose a threat to human health or the environment.

Proposed renovation of hazardous materials storage facilities included in the HMBP for the college will require a permit from the Santa Clara County Department of Environmental Health pursuant to Division B11 of the Santa Clara County Code (discussed in the Setting section). As part of the permit requirements, a work plan must be submitted to and approved by the Department of Environmental Health and the work must be conducted in accordance with the approved plan. Compliance with this permit requirement would mitigate potential impacts related to renovation of hazardous materials storage facilities to a less-than-significant level.

For removal of the UST at Carlson House the college would prepare a closure plan and health and safety plan for removal of the UST and would submit an application for a permit to remove the UST. Upon approval of the closure plan and receipt of the permit, the college would remove the UST and obtain confirmation soil samples from the UST excavation in accordance with Santa Clara County Department of Environmental Health requirements. If indicated by the analytical results of confirmation sampling, the case could be referred to the Department of Environmental Health or the RWQCB for additional investigation and possibly cleanup. Compliance with state UST closure requirements specified in Title 23 of the California Code of Regulations and requirements of the Department of Environmental Health would mitigate potential impacts related to UST removal to less than significant.

Mitigation Measure 4.4-3: None required beyond compliance with requirements in Division B11 of the Santa Clara County Code and UST removal requirements of the Santa Clara County Department of Environmental Health.

Operational Impacts

Impact 4.4-4: Implementation of the LRDP could result in an increase in the quantities of chemicals stored and used on campus, and could also increase the volume of hazardous wastes produced. (Less than Significant)

Implementation of the proposed LRDP would result in the net addition of approximately 55,400 assignable square feet of space. Such expansion could increase the use of hazardous materials on campus. If accidentally released during storage or transportation, these materials and wastes could cause human health effects to campus students and staff as well as surrounding populations, including students at the Redwood Middle School, and could cause adverse environmental effects if released to the environment. However, similar to existing conditions, any new use of hazardous materials or generation of hazardous wastes would be required to comply with the requirements of Division B11, Chapters XIII and XV of the Santa Clara County Code. In accordance with this code, a facility is required to modify its hazardous materials storage permit and HMBP detailing hazardous material inventories, site layouts, training and monitoring procedures, and emergency response plans when there is a change in the quantities or types of hazardous materials stored. A facility is also required to modify its hazardous waste generator permit if there is a change in the hazardous wastes that are generated.

Transportation of hazardous materials would be subject to the requirements of a well-established regulatory framework. The California Highway Patrol and the California Department of Transportation (Caltrans) are the primary state agencies with responsibility for enforcing federal and state regulations pertaining to transport of hazardous materials within California. The U.S. Department of Transportation regulates the transport of chemicals and hazardous materials by truck between states. These agencies regulate container types and packaging requirements as well as licensing and training for truck operations, chemical handling and hazardous waste haulers.

Although Redwood Middle School is located within one-fourth mile of the campus, compliance with the Santa Clara County Department of Environmental Health regulations for hazardous materials storage and hazardous materials transport regulations would reduce the potential for an unacceptable release of hazardous materials within one-fourth mile of a school.

Compliance with Division B11 of the Santa Clara County Code (which incorporates state and federal requirements) and established hazardous materials transport regulations would minimize potential exposure of site personnel and the public (including Redwood School) to any accidental releases of hazardous materials or waste during campus operations and would also protect the area from potential environmental contamination. Therefore, compliance with these regulations would mitigate this potential impact to a less-than-significant level.

Mitigation Measure 4.4-4: None required beyond compliance with requirements in state and federal requirements governing the transportation and use of hazardous materials and Division B11 of the Santa Clara County Code.

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_____, 1997b. *Letter from Ms. Susan Boraston, District Consultant, to Santa Clara County Department of Environmental Health transmitting documentation regarding hazardous materials/waste citations*. October 24.

4.5 TRAFFIC AND CIRCULATION

This chapter summarizes the findings of a traffic study that was completed for the proposed project by Hexagon Transportation Consultants in February, 2005. A copy of the Hexagon report is available for public review between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, at the Facilities Department, located at 14000 Fruitvale Avenue in Saratoga.

4.5.1 Environmental Setting

Roadway Network

Regional access to the project site is provided via State Route 85 (SR 85). Local access to West Valley College is provided by Saratoga-Los Gatos Road (SR 9), Saratoga Avenue, Fruitvale Avenue, Allendale Avenue and Quito Road. These roadways are described below.

SR 85 is a predominantly north-south freeway and extends from Mountain View to south San Jose, terminating at the US 101 freeway. SR 85 is a six-lane freeway with four mixed-flow lanes and two HOV lanes. It provides access to and from West Valley College by way of Saratoga Avenue and Fruitvale Avenue.

Saratoga-Los Gatos Road is a two- to four-lane major arterial extending between Big Basin Way in Saratoga and SR 17 in Los Gatos. A center, two-way left-turn lane is provided on selected segments of this road within Saratoga. Saratoga-Los Gatos Road is designated as SR 9 and is under the jurisdiction of Caltrans. SR 9 is designated as a State Scenic Highway Corridor from Los Gatos through the Village, to SR 35/Skyline Boulevard at the Santa Cruz County Line.

Saratoga Avenue is a two- to six-lane major arterial that begins at its intersection with SR 9 and extends northward, terminating at Market Street within the City of Santa Clara. In the City of Saratoga, Saratoga Avenue includes two lanes south of Fruitvale Avenue and four lanes north of Fruitvale Avenue.

Fruitvale Avenue is a north-south oriented minor arterial that is located adjacent to West Valley College. Fruitvale Avenue connects SR 9 with Saratoga Avenue. Fruitvale Avenue is four lanes between Saratoga Avenue and Burgundy Way, and narrows to two lanes between Burgundy Way and SR 9. South of SR 9, Fruitvale Avenue becomes Glen Una Drive, a local collector street.

Allendale Avenue is an east-west oriented collector that is located adjacent to the north end of West Valley College. It connects Fruitvale Avenue with Quito Road. Allendale Avenue is a four-lane road between Fruitvale Avenue and Theater Way, and becomes a two-lane road from this point to Quito Road.

Quito Road is a two- to four-lane minor arterial aligned in a north-south orientation. Quito Road begins at SR 9 and extends northward, where it transitions into Lawrence Expressway just south of Saratoga Avenue. Quito Road is a narrow, curvy road with no shoulders in the project area.

Existing Bicycle and Pedestrian Facilities

There are a number of county-designated bikeways within the vicinity of the project site. Class II bike lanes are provided on Saratoga Avenue between SR 9 and Lawrence Expressway, on Fruitvale Avenue between Saratoga Avenue and South College Circle, and on Allendale Avenue between Fruitvale Avenue and Theater Way. Fruitvale Avenue is designated as a Class III bicycle route between South College Circle and SR 9. SR 9 is designated as a Class III bicycle route between Saratoga Avenue and Quito Road. The existing Class II bicycle facilities within the study area are shown on Figure 4.5-1.

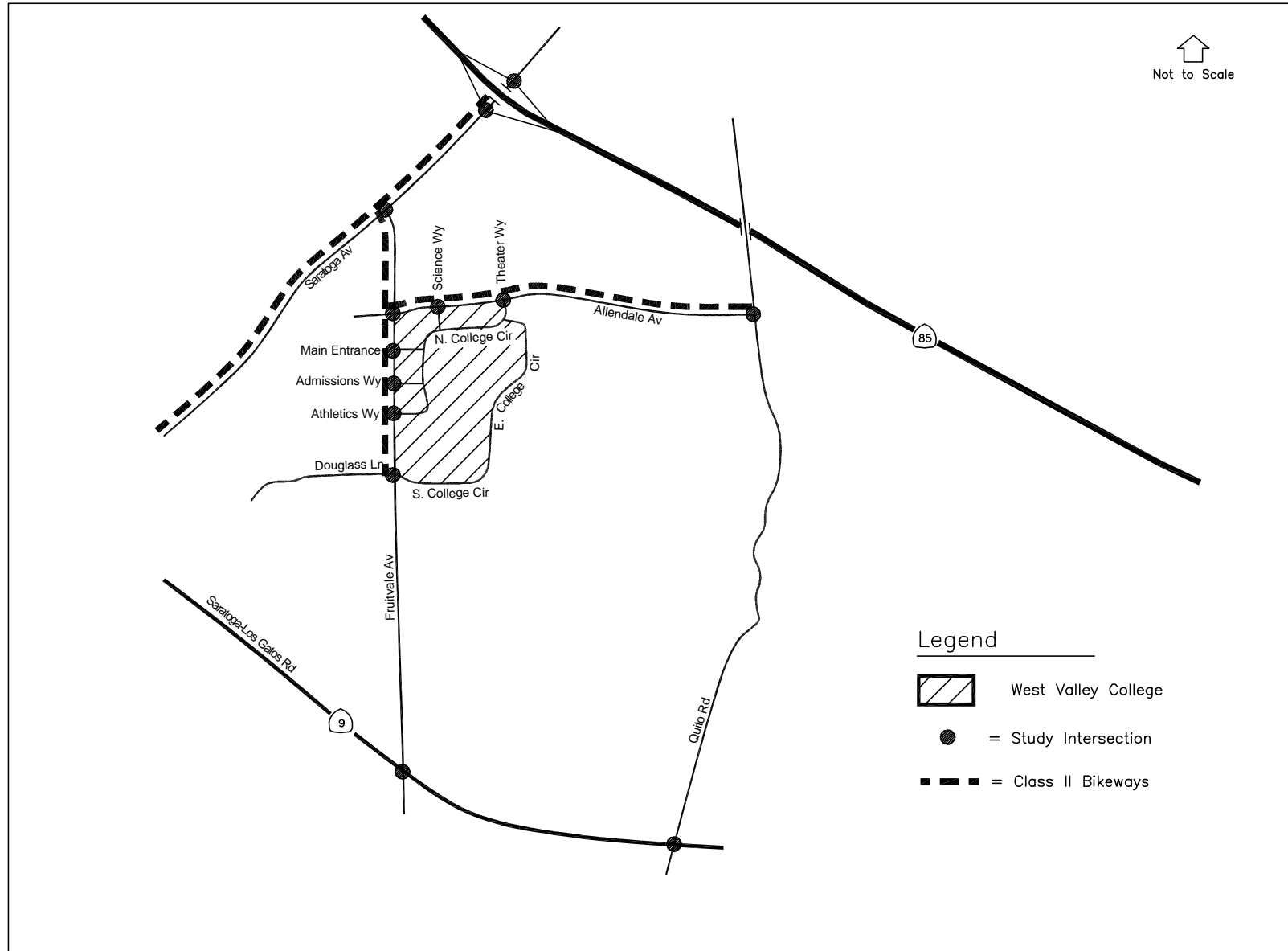
Pedestrian facilities in the study area consist primarily of sidewalks along the previously described local roadways and throughout the campus. It should be noted that most collector and local streets in Saratoga do not have sidewalks, which is consistent with the rural planning principles maintained by the City. While the majority of sidewalks present in the study area are continuous, some segments of the surrounding roadway network have gaps in either the sidewalks or trail easements. Paved trail easements exist along segments of SR 9, Saratoga Avenue and Fruitvale Avenue, and can be used by pedestrians and bicyclists.

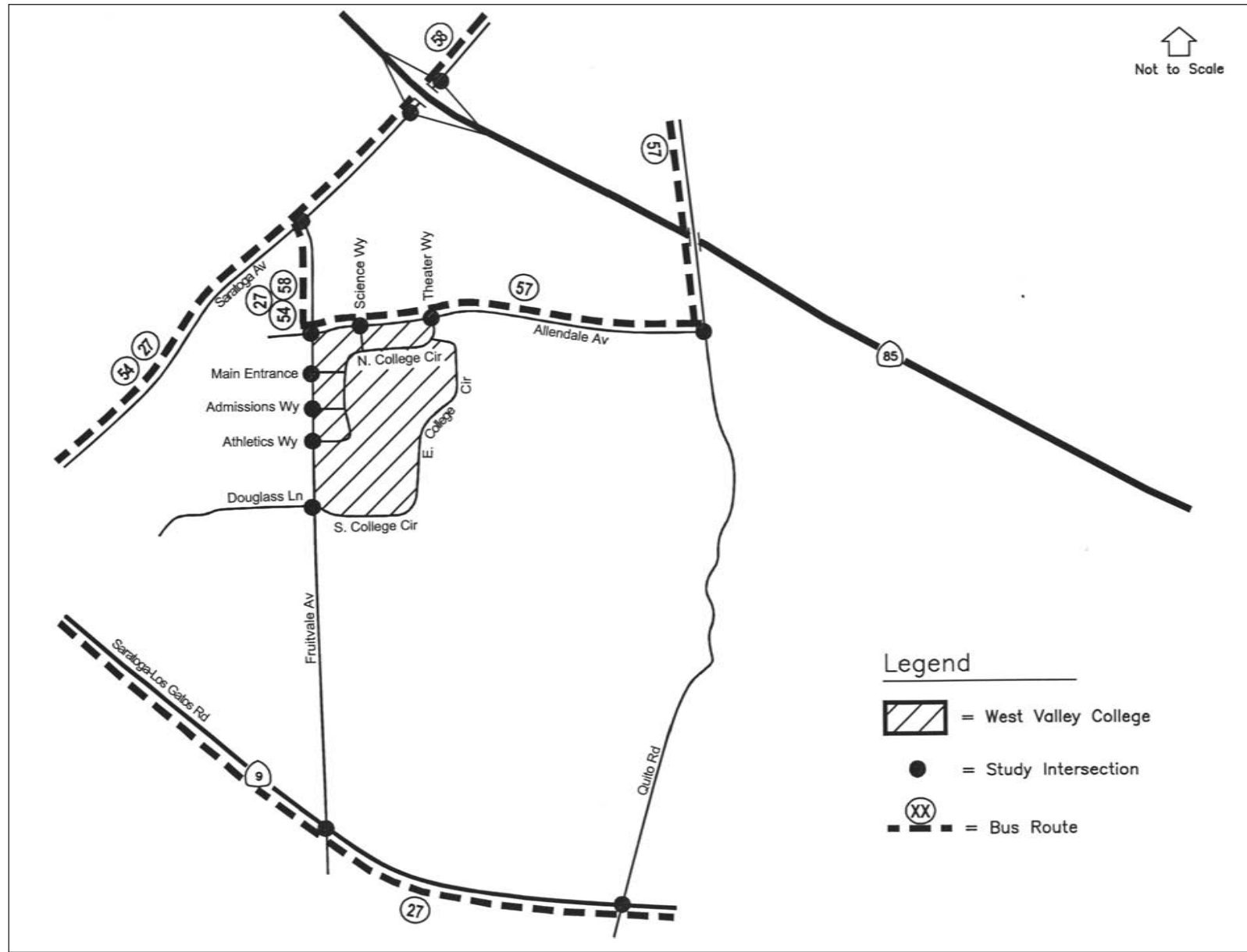
Existing Transit Service

Existing transit service to the study area is provided by the VTA. The project site is served directly by four local bus lines, which are described as follows and shown on Figure 4.5-2:

- The 27 line provides service between Santa Teresa Hospital and West Valley College with 30-minute headways during commute hours. This line operates along Saratoga Avenue and SR 9.
- The 54 line provides service between West Valley College and Sunnyvale (Fair Oaks Avenue), with 30-minute headways during commute hours. This line operates along Saratoga Avenue and Saratoga-Sunnyvale Road.
- The 57 line provides service between West Valley College and Great America, with 30-minute headways. This line operates along Quito Road and Allendale Avenue.
- The 58 line provides service between West Valley College and Alviso, with 30-minute headways. This line operates along Saratoga Avenue.
- Lines 27, 54 and 58 access the West Valley College transit center via Fruitvale Avenue. Line 57 accesses the transit center via Allendale Avenue. The transit center is located at the intersection of Fruitvale Avenue and Allendale Avenue.

All fixed bus routes operating throughout the City terminate at West Valley College. These routes provide service on Saratoga-Sunnyvale Road, Saratoga Avenue, Saratoga-Los Gatos Road, Quito Road, and Allendale Avenue. No service is provided on most of Fruitvale Avenue, Cox Avenue, or the southern half of Quito Road. According to current VTA ridership statistics or load factors, only 5% to 21% of the available seat capacity is used on these routes (City of Saratoga 2000).





Existing Traffic Volumes

Existing AM and PM peak-hour traffic volumes were obtained from new manual turning-movement counts at all of the study intersections. The existing peak-hour intersection volumes are shown on Figure 4.5-3. Figure 4.5-4 shows the existing driveway volumes only.

Existing Intersection Levels of Service

The level of service methodology used for this study is TRAFFIX, which is based on the *2000 Highway Capacity Manual* (HCM) method for signalized intersections. TRAFFIX evaluates signalized intersection operations on the basis of average control delay time for all vehicles at the intersection. The correlation between average delay and level of service is shown in Table 4.5-1.

All the project driveway intersections are presently unsignalized. Level of service for the unsignalized intersections was determined using TRAFFIX based on the *2000 Highway Capacity Manual* (HCM) methodology. For this study, the level of service reported for each unsignalized driveway is based on the worst movement delay at the driveway. The correlation between average control delay and level of service is shown in Table 4.5-2.

The results of the level of service analysis under Existing Conditions are summarized in Table 4.5-3. The results show that all the signalized study intersections currently operate at an acceptable LOS C or better.

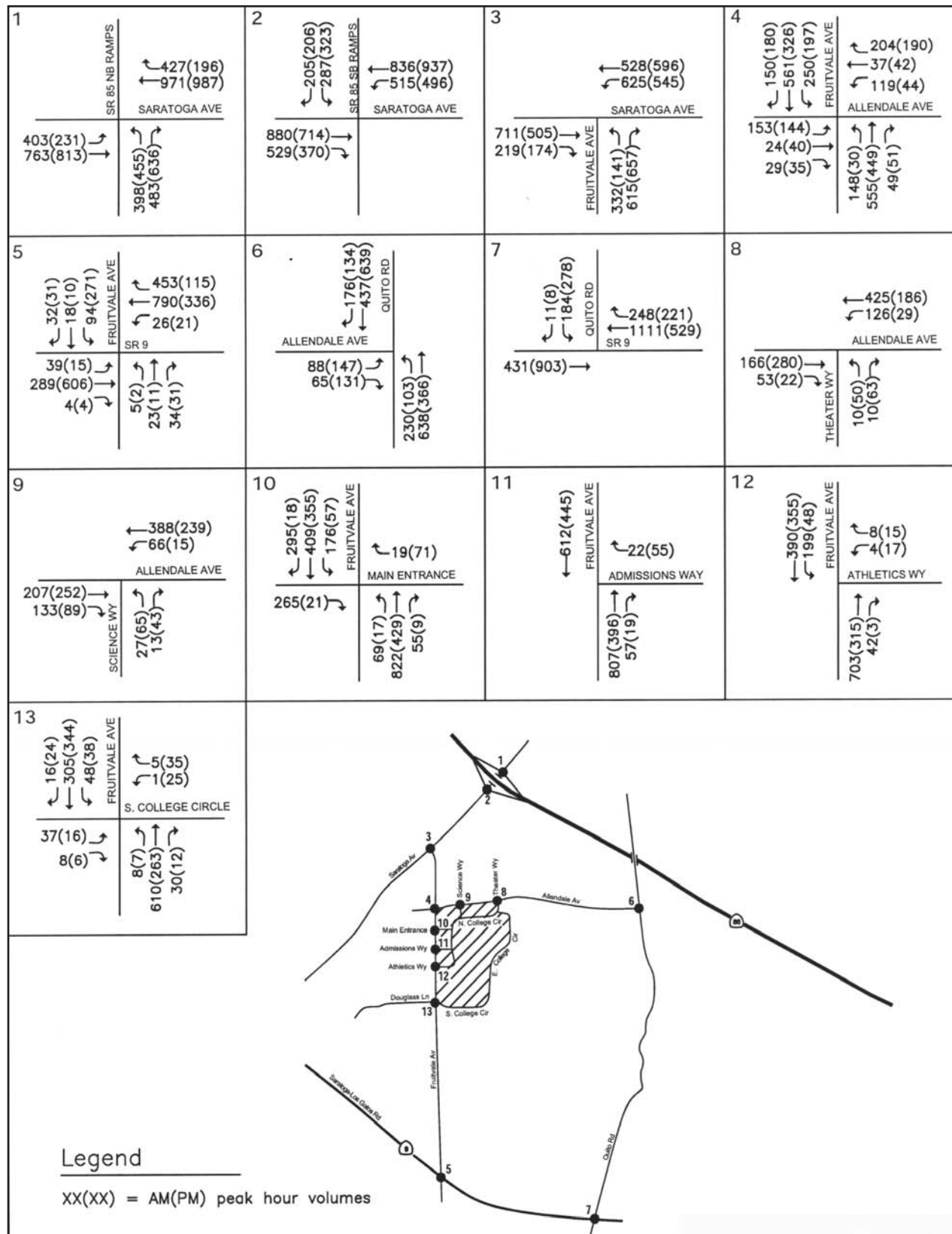
Observed Existing Traffic Conditions

Traffic conditions were observed in the field in order to identify existing operational deficiencies and to confirm the accuracy of calculated levels of service. The purpose of this effort was (1) to identify any existing traffic problems that may not be directly related to intersection level of service, and (2) to identify any locations where the level of service calculation does not accurately reflect level of service in the field. The key field observation results are as follows:

- The Saratoga Avenue/SR 85 Southbound Ramps intersection experiences congestion during the PM peak hour due to the metering light on the southbound SR 85 on-ramp from Saratoga Avenue. The metering light causes a northbound vehicle queue on Saratoga Avenue that extends back to Dagmar Drive.
- Similarly, the Saratoga Avenue/SR 85 Northbound Ramps intersection experiences congestion during the AM peak hour due to the metering light on the northbound SR 85 on-ramp from Saratoga Avenue. The metering light causes a long vehicle queue on Saratoga Avenue in the southbound direction in the rightmost lane.

Existing Intersection Volumes

Figure 4.5-3



Source: Hexagon Transportation Consultants, Inc. 2005



Existing Driveway Counts

Figure 4.5-4

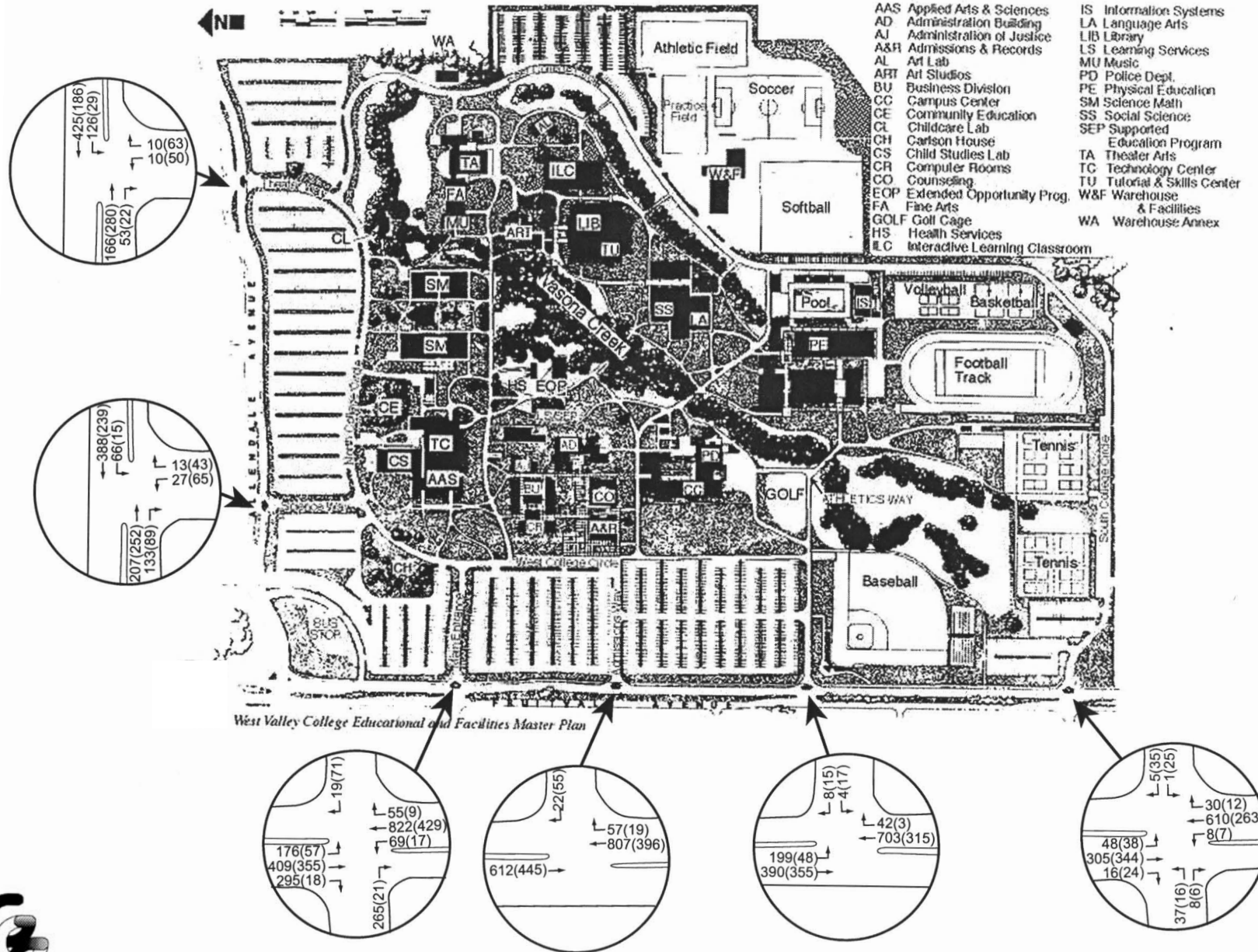


Table 4.5-1
Intersection Level of Service Definitions Based on Delay

Level of Service	Description	Average Control Delay Per Vehicle (Sec.)
A	Operations with very low delay occurring with favorable progression and/or short cycle lengths.	Less than 10.0
B	Operations with low delay occurring with good progression and/or short cycle lengths.	10.1 to 20.0
C	Operations with average delays resulting from fair progression and/or longer cycle lengths. Individual cycle failures begin to appear.	20.1 to 35.0
D	Operations with longer delays due to a combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and individual cycle failures are noticeable.	35.1 to 55.0
E	Operations with high delay values indicating poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are frequent occurrences. This is considered to be the limit of acceptable delay.	55.1 to 80.0
F	Operation with delays unacceptable to most drivers occurring due to oversaturation, poor progression, or very long cycle lengths.	Greater than 80.0

Source: Transportation Research Board 2000

Table 4.5-2
Unsignalized Intersection Level of Service Definitions Based on Average Delay

Level of Service	Description of Operations	Average Control Delay Per Vehicle (Sec.)
A	Little or no traffic delay	10.0 or less
B	Short traffic delays	10.1 to 15.0
C	Average traffic delays	15.1 to 25.0
D	Long traffic delays	25.1 to 35.0
E	Very long traffic delays	35.1 to 50.0
F	Extreme traffic delays	Greater than 50.0

Source: Transportation Research Board 2000

Table 4.5-3
Intersection Levels of Service

Intersection	Peak Hour	Count Date	Existing		2015 No Project		2015 Project	
			Delay /a/	LOS /b/	Delay /a/	LOS /b/	Delay /a/	LOS /b/
SR 85 NB Ramps & Saratoga Av	AM	11/30/2004	23.6	C	24.4	C	24.7	C
	PM	11/30/2004	23.2	C	24.0	C	24.2	C
SR 85 SB Ramps & Saratoga Av	AM	11/30/2004	19.3	B	20.1	C	20.1	C
	PM	11/30/2004	19.8	B	20.4	C	20.4	C
Fruitvale Av & Saratoga Av	AM	12/01/2004	26.8	C	27.7	C	28.8	C
	PM	12/01/2004	25.4	C	26.0	C	26.8	C
Fruitvale Av & Allendale Av	AM	12/01/2004	32.3	C	33.4	C	33.6	C
	PM	12/01/2004	31.7	C	32.0	C	32.4	C
Fruitvale Av & SR 9	AM	11/30/2004	17.8	B	18.2	B	18.3	B
	PM	11/30/2004	27.4	C	27.6	C	28.0	C
Quito Rd & Allendale Av	AM	12/02/2004	14.3	B	14.3	B	15.1	B
	PM	12/02/2004	15.3	B	15.5	B	16.4	B
Quito Rd & SR 9 *	AM	12/01/2004	6.7	A	6.9	A	6.9	A
	PM	12/01/2004	10.0	B	10.2	B	10.5	B
Theater Wy & Allendale Av ^{DW}	AM	12/02/2004	13.1	B	13.6	B	14.7	B
	PM	12/02/2004	12.0	B	12.4	B	13.2	B
Science Wy & Allendale Av ^{DW}	AM	12/02/2004	14.2	B	14.9	B	16.3	C
	PM	12/02/2004	12.5	B	12.9	B	13.8	B
Fruitvale Av & Main Entrance ^{DW}	AM	12/01/2004	14.3	B	15.7	C	350.0	F
	PM	12/01/2004	10.0	A	10.1	B	20.0	C
Fruitvale Av & Admissions Wy ^{DW}	AM	12/02/2004	11.5	B	11.9	B	/c/	/c/
	PM	12/02/2004	9.8	A	9.9	A	/c/	/c/
Fruitvale Av & Athletics Wy ^{DW}	AM	12/09/2004	19.0	C	20.8	C	/c/	/c/
	PM	12/09/2004	11.8	B	12.1	B	/c/	/c/
Fruitvale Av & S. College Circle ^{DW}	AM	12/02/2004	17.3	C	19.0	C	20.4	C
	PM	12/02/2004	13.5	B	14.2	B	14.9	B

Notes:

* Denotes a CMP intersection.

^{DW} Denotes an unsignalized driveway.

/a/ The delay reported for each signalized intersection is based on the average delay at the intersection.

The delay reported for each unsignalized driveway is based on the worst movement delay at the driveway.

/b/ The level of service reported for each signalized intersection is based on the average delay at the intersection.

The level of service reported for each unsignalized driveway is based on the worst movement delay at the driveway.

/c/ These driveways would no longer exist under 2015 Project Conditions.

Source: Hexagon Transportation Consultants, Inc. 2005.

- The SR 9/Quito Road intersection was observed to be busy during the AM peak hour. Due to the high traffic volume on northbound SR 9, there were long delays for the vehicles turning left onto southbound SR 9 from Quito Road. However, all the vehicles were able to clear the intersection in one signal cycle.
- No traffic problems were observed at the college driveways.

Existing West Valley College Trip Generation

The total existing peak-hour trip generation of the college can be calculated by adding the volumes at all the entrances. According to driveway counts collected in 2004, the college is generating approximately 1,100 trips during the AM peak hour and 780 trips during the PM peak hour. Of the 1,100 AM peak hour trips, 90% are inbound and 10% are outbound. During the PM peak hour, 44% of the 780 total trips are inbound and 56% are outbound. These volumes are fairly low given the enrollment of over 14,000 students. However, many of the students attend college part-time, and the college offers nighttime classes in addition to daytime classes.

Existing West Valley College Parking Demand

The campus has about 3,350 parking spaces spread over seven parking lots. According to an occupancy count completed for this study in March 2004, the maximum number of parked cars was 2,064, which occurred at 11 a.m. Thus, there are 1,286 spaces currently not used on a typical day.

Future Baseline Conditions (2015 No Project Conditions)

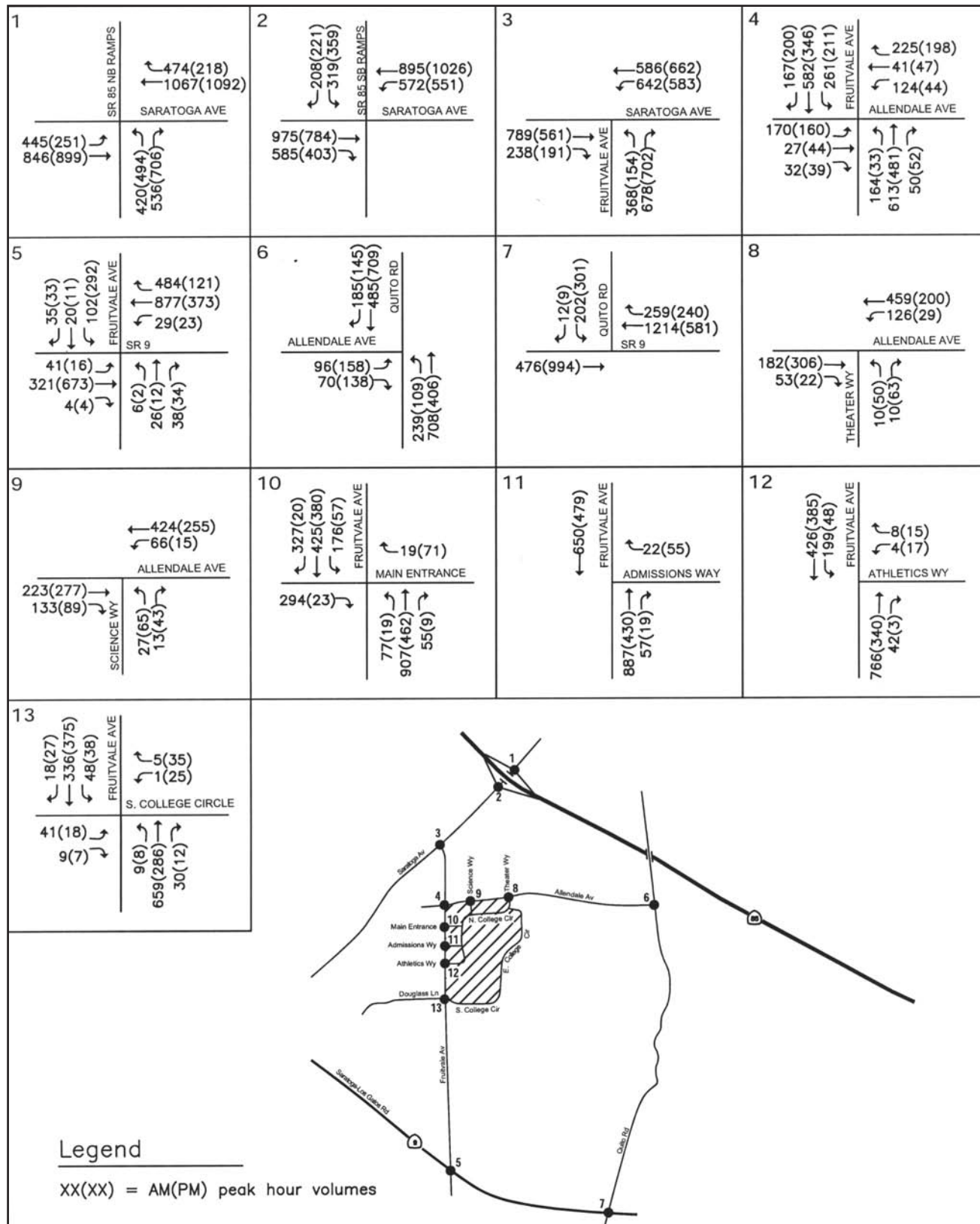
Under Future (2015) Baseline Conditions, it is assumed in this analysis that the transportation network would be the same as the existing transportation network. Future 2015 No Project traffic volumes were estimated by applying an annual growth factor of 1% to existing traffic volumes not associated with West Valley College. An annual growth factor of 1% is commonly used to estimate future traffic growth resulting from projects within Santa Clara County. According to City of Saratoga, there are no approved or planned projects in the area that would significantly affect the proposed project.¹ Thus, a 1% annual growth was used to account for approval of any projects in the future. 2015 No Project peak hour traffic volumes are shown on Figure 4.5-5.

The results of the intersection level of service analysis under 2015 No Project Conditions are summarized in Table 4.5-3. The results show that all of the study intersections would operate at an acceptable LOS C or better during both the AM and PM peak hours of traffic under 2015 No Project Conditions.

¹ Letter communication dated February 2, 2005 from D. Sohrab Rashid, P.E., City of Saratoga Contract Traffic Engineer regarding cumulative project assumptions for the West Valley College Long Range Development Plan EIR traffic analysis.

2015 No Project Traffic Volumes

Figure 4.5-5



Source: Hexagon Transportation Consultants, Inc. 2005



4.5.2 Conformance with Local Plans and Policies

The complicated legal principles governing the extent to which the West Valley College is required to comply with the City's land use plans, policies, or ordinances, as well as possible legal limitations on the College's ability to fund off-site transportation improvements, are set forth at length in Chapter 4.1. However, it is the West Valley–Mission Community College District's policy to try to conform to local plans and ordinances whenever possible. Therefore, pertinent City policies and standards are outlined below.

Saratoga General Plan

General Plan Policies	Project Analysis
<i>Street System and Standards of Service</i> <i>Policy CI.2.4: Maintain a minimum Level of Service (LOS) D operations standard at all signalized street intersections that are under City jurisdiction. (Intersections and roadways included in the Santa Clara County Congestion Management Program are held to a LOS E standard).</i>	<i>The impact analysis determined that all but one of the study intersections would operate at LOS A, B, or C with the project. The Fruitvale Avenue/main entrance driveway intersection would operate at LOS F with the project, but the delay for this movement was determined to be less than significant since only 5 vehicles would be affected during the AM peak hour. Although less than significant, recommendations are made to make this left-turn movement more convenient and safer.</i>
<i>Policy CI.2.8: Manage traffic flow on major and minor arterial roadways to discourage through traffic in residential neighborhoods.</i>	<i>Mitigation Measure 4.5-2 recommends that the Allendale/Science Way intersection be relocated to provide more separation from the Allendale/Harleigh intersection to minimize safety hazards and the potential for cut-through traffic in the neighborhood.</i>
<i>Policy CI.2.18: Ensure that driveway or street access does not substantially impede arterial traffic flow as part of the City review process for individual development projects.</i> <i>Policy CI.2.26, Identify potential capacity improvements and access modifications to maintain adequate circulation in the vicinity of the Civic Center, West Valley College, Redwood Middle School, the Public Library, St. Andrews School and Sacred Heart.</i>	<i>Mitigation Measure 4.5-1 would ensure that traffic flows on Fruitvale Avenue would not be impeded and traffic circulation in the vicinity of West Valley College be maintained.</i>
<i>Transit</i> <i>Policy CI.4.2: Install transit improvements to improve service, increase safety, and maintain traffic flow on streets serving as transit routes.</i>	<i>The College already has a transit center and implementation of the LRDP would enhance transit access. Measures that promote transit use are required in Mitigation Measure 4.6-6 in Section 4.6, Air Quality.</i>
<i>Bicycle, Pedestrian and Equestrian Facilities</i> <i>Policy CI.5.8: Provide trails, sidewalks or separated pathways along all arterial streets and along some collector streets in areas where needed to provide safe pedestrian access to schools.</i>	<i>The proposed parking lot design could limit pedestrian access from Allendale Avenue and Fruitvale Avenue. Mitigation Measure 4.5-4 recommends provision of sidewalk connections through the parking lots to Allendale Avenue and Fruitvale Avenue to enhance pedestrian access.</i>

4.5.3 Potential Impacts and Mitigation Measures

Significance Criteria

Project impacts were evaluated in accordance with the standards set forth by the City of Saratoga and the County Congestion Management Program (CMP) of the Santa Clara Valley Transportation Authority (VTA). For purposes of analysis, City and CMP criteria are summarized as follows:

Saratoga Intersections. All of the signalized study intersections are located in the City of Saratoga and are therefore subject to the City of Saratoga Level of Service standards. The City of Saratoga level of service standard for signalized intersections is LOS D or better.

CMP Intersections. Project impacts on the designated CMP intersections were identified based on criteria presented in the VTA's transportation impact analysis guidelines. According to the guidelines, mitigation of project-generated traffic is required when the following relationships between Background and Project Conditions occur at individual intersections:

- The level of service at an intersection deteriorates from LOS E (or better) to LOS F, or
- The critical movement delay at an intersection that was operating at LOS F under Background Conditions increases by four or more seconds and the critical V/C ratio increases by 0.01 or more.

Freeway Segments. The CMP defines a project as having a significant impact on a freeway segment if:

- The addition of project traffic causes the operating level of a freeway segment to deteriorate from LOS E (or better) under Existing Conditions to LOS F; *or*
- The number of new trips added by a project to a segment already operating at LOS F under Existing Conditions is more than 1% of the freeway segment capacity.

Since TRAFFIX is the designated level of service methodology for the CMP and the City Saratoga, the CMP study intersection is not analyzed separately, but rather is among the City of Saratoga signalized study intersections analyzed using TRAFFIX. The only difference between the City of Saratoga and CMP analyses is that project impacts are determined on the basis of different level of service standards. The CMP level of service standard for signalized intersections is LOS E or better. The CMP encourages individual jurisdictions to maintain higher levels of service for their own planning purposes where possible. Since Saratoga maintains a higher level of service standard than the CMP, the intersection level of service analysis contained in this study is based on the higher LOS D standard.

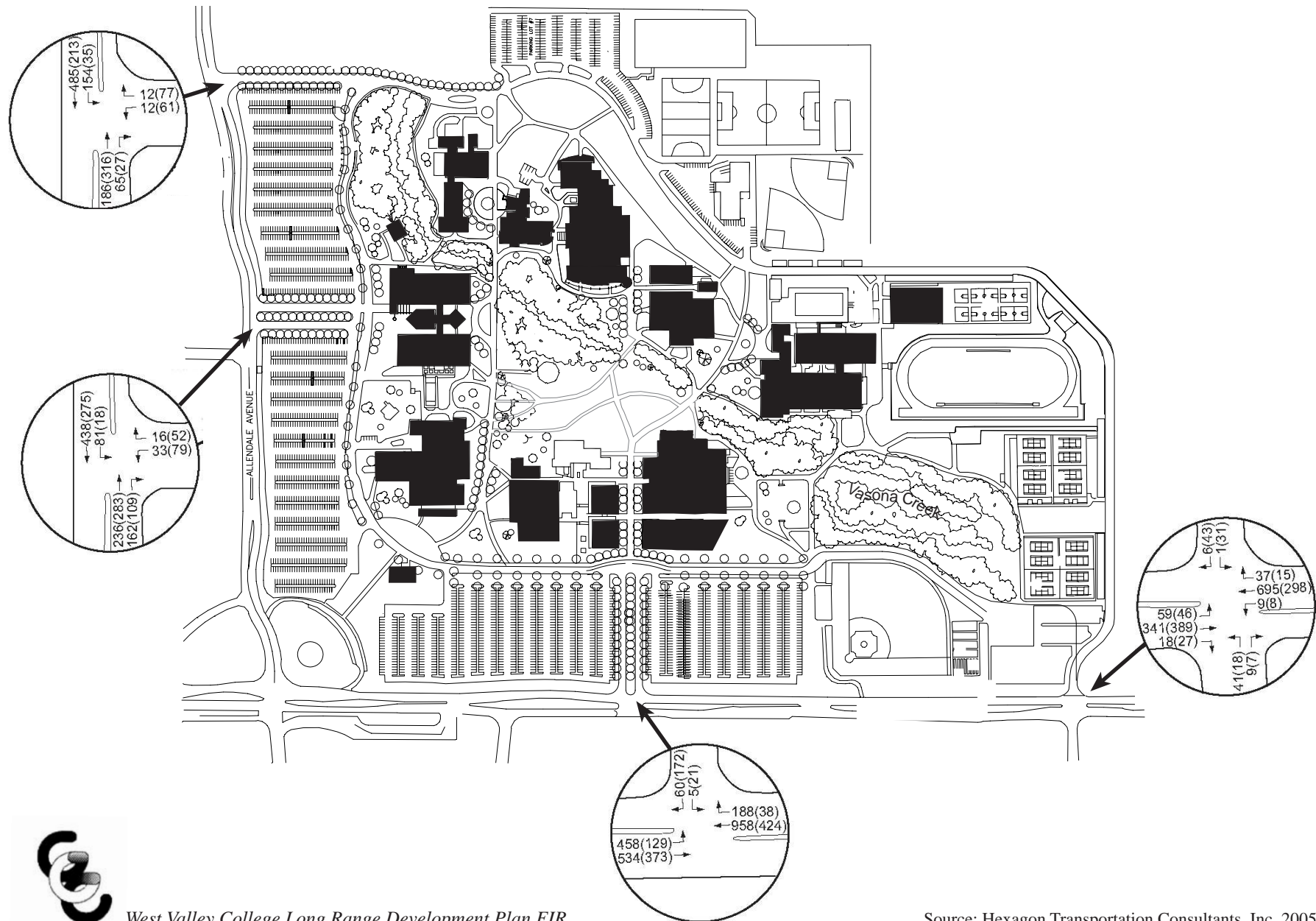
According to CMP guidelines, an analysis of freeway segment levels of service is required if a project is estimated to add project trips to any freeway segment equal to or greater than 1% of the capacity of that segment. The estimated trips on nearby freeway segments attributable to the proposed LRDP's 2% annual

growth would not exceed the 1% threshold under 2015 Project Conditions. Therefore, an analysis of freeway levels of service was not necessary.

All of the roadways in the study area that would be subject to project-related traffic increases are designated as arterial or collector streets. Roadways designated as arterials and collectors are intended to convey substantial volumes of traffic. Based on the existing traffic volumes and capacities of the surrounding roadway network, the increase in traffic as a result of the project could be accommodated easily by these roads, as evidenced by the fact that all of the study intersections operate at LOS C or better. Additionally, it can be assumed that since the project trips would become more scattered as they move farther from the campus, intersections along roads outside the study area would receive a smaller number of project trips than those intersections located within the study area. Thus, the project would not contribute to any unacceptable level of service on City streets outside the project study area.

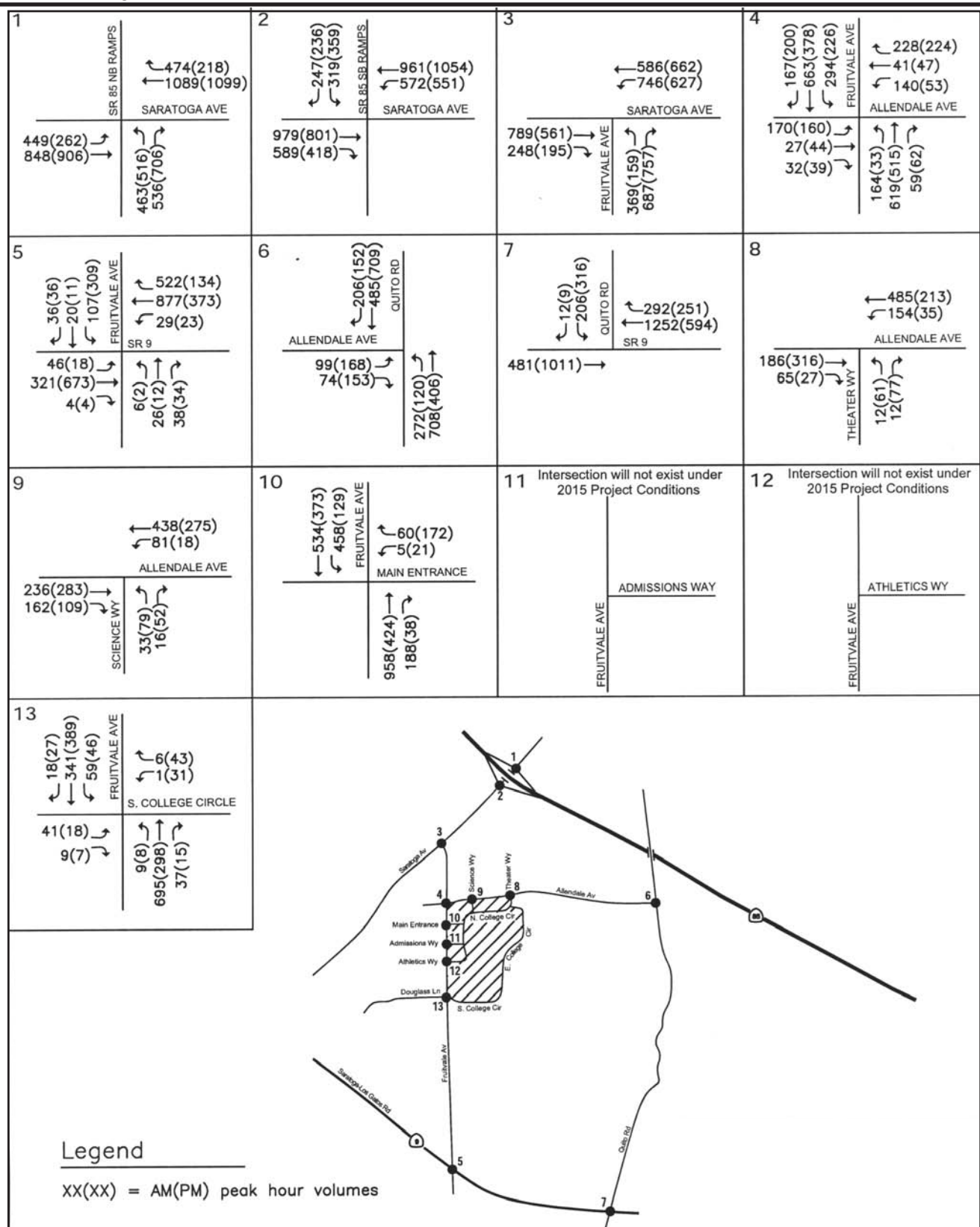
Trip Generation and Distribution

Driveway counts at West Valley College were conducted in December 2004, prior to final exams for the semester. The WVMCCD estimates a 2% annual increase in student enrollment through 2015, as compared to existing student enrollment. New trips generated by the proposed LRDP were estimated by applying an annual growth factor of 2% over 11 years (2005 to 2015) to the existing driveway counts. Thus, the anticipated growth in enrollment would generate 243 new AM peak hour trips and 172 new PM peak hour trips in 2015. This equates to approximately 1,720 new daily trips generated by the project. Since it is extremely unlikely that there would be no growth in the area from future projects over the next 10 to 11 years, the addition of project traffic to existing volumes to create an “artificial” Existing Plus Project Condition would not be appropriate for this study. Therefore, project trips were added to the traffic volumes for 2015 No Project Conditions (which includes a universally accepted 1% annual growth to account for other future projects in the area) to represent future 2015 traffic conditions with implementation of the project, hereafter called *2015 Project Conditions*). The 2015 Project traffic volumes were then reassigned to the local roadways based on the proposed new driveway locations and parking lot configuration. Figure 4.5-6 shows 2015 driveway volumes with the project. Figure 4.5-7 shows 2015 traffic volumes with the project at all of the study intersection locations. Future 2015 with Project Conditions were evaluated relative to Existing Conditions in order to determine potential project impacts. Thus, the approach contained in the study represents a more conservative approach than comparing Existing Conditions to an Existing Plus Project scenario that does not take into account future growth in the area. . The result of the approach taken is that the District has chosen to err on the side of possibly overstating, rather than understating, the project’s traffic impacts. Notably, 2015 conditions do not include any transportation improvements that could be a basis for improving traffic flows compared to what is possible on the City of Saratoga roadway system today.



2015 Project Traffic Volumes

Figure 4.5-7



Source: Hexagon Transportation Consultants, Inc. 2005



Intersections analyzed in this report were selected using the following methodology. The directional distribution of new trips generated by the future college expansion was based on the travel patterns of existing college traffic. The new trips were assigned to the roadway system based on this distribution pattern. Once these trips are assigned to individual intersections and are a certain distance from the campus, they become scattered and represent only a very small percentage of traffic on the roadway network. At a certain distance from the project site the number of project trips becomes so small and dispersed that their impacts would be negligible. This is the point that determines the edge of the study area. The incremental increases in peak hour delays at study intersections presented in Table 4.5-3 demonstrate this concept where critical movements at intersections near the campus would experience delays ranging from 1 to 335 seconds, while peak hour delays at more distant intersections such as Quito Road at State Route 9 would be a negligible 0.2 to 0.5 seconds (when comparing 2015 Project Conditions, which includes area-wide growth, to Existing Conditions).

Intersection Operations

Impact 4.5-1: Future traffic increases due to implementation of the LRDP would incrementally degrade service level operation at study intersections. (Less than Significant)

The results of the intersection level of service analysis under 2015 Project Conditions are summarized in Table 4.5-3. The results show that all of the signalized study intersections would operate at an acceptable LOS C or better. Analysis of the level of service at the unsignalized driveways shows that all but one driveway would operate at an acceptable LOS C or better under 2015 Project Conditions. With the project, three of the existing driveways on Fruitvale Avenue would be consolidated into one main driveway. This new entrance driveway would operate at LOS F due to the excessive delays in the westbound left-turn movement during the AM peak hour. The driveway would operate at an acceptable LOS C during the PM peak hour. The operations of the new main driveway during the AM peak hour under 2015 Project Conditions are described below.

Under 2015 Project Conditions, there would be approximately 450 southbound vehicles attempting to turn left into the campus during the AM peak hour. This southbound left-turn movement would experience delays and would operate at LOS D due to the opposing northbound volume of about 950 AM peak hour vehicles. Although this is an acceptable level of service, a signal warrant check (*Caltrans Traffic Manual*, Chapter 9, Warrant 11) was performed at this driveway location using these opposing AM peak hour volumes to determine whether signalization should be considered. The results show that signalization of the new main entrance would be justified based on AM peak hour volumes under 2015 Project Conditions. Thus, signalizing the new main entrance should be considered as an option, though it would not be necessary as a mitigation measure given that LOS D is an acceptable service level. The driveway would operate at an improved LOS B as a signalized intersection.

Without signalization, both the northbound through and southbound left-turn movement volumes at the new main entrance driveway would make it very difficult for exiting vehicles to turn left onto southbound

Fruitvale Avenue during the AM peak hour under 2015 Project Conditions. As a result, the driveway would operate at LOS F due to the excessive delay that the westbound left-turn movement would experience during the AM peak hour, even though the number of vehicles turning left from the driveway during the AM peak hour is estimated to be only 5 vehicles. In order to improve the operation of the outbound left-turn from the campus, a safe “refuge” that provides vehicle storage within the existing median on Fruitvale Avenue should be included in the design of the new main driveway in order to facilitate a two-step merging process. This would significantly improve egress and the overall operation of the driveway, particularly during the AM peak hour of traffic.

It should be emphasized that although the delay would be excessive for exiting vehicles turning left onto Fruitvale Avenue during the AM peak hour, drivers would have the option to turn right out of the driveway and make a u-turn at the intersection of Fruitvale Avenue and Allendale Avenue. Additionally, the excessive delay for the westbound left-turn movement would only occur during the AM peak hour and would not present a problem the remainder of the day.

Mitigation Measure 4.5-1: None required. However, provision of another driveway could make exiting the site more convenient for left-turning vehicles. Such an additional driveway provide two main driveways on Fruitvale Avenue instead of one as proposed. The outbound movement would be limited to right turns only at one of the main driveway locations and allowed at the other location. Additionally, left turns into the site from southbound Fruitvale Avenue would be prohibited where left turns from the site are permitted. This would reduce the number of conflicting movements and provide for more efficient egress. A safe “refuge” on Fruitvale Avenue for exiting vehicles also should be included with this design option. If another driveway is not added, it is recommended that a safe refuge be provided within the Fruitvale Avenue median on the south side of the Fruitvale/main driveway intersection to facilitate a two-step merging process.

Any new driveway along Fruitvale Avenue should comply with Policy CI.2.18 of the City of Saratoga’s Circulation Element, which states that any driveway located along an arterial roadway must not substantially impede the flow of traffic. Any new driveway on Fruitvale Avenue also should be in conformance with Policy CI.2.26, which states that any access modifications should continue to provide adequate circulation in the vicinity of West Valley College.

Campus Access

Impact 4.5-2: Proposed spacing between the proposed Allendale Avenue/Science Way intersection and the Allendale Avenue/Harleigh Avenue would be inadequate. (Potentially Significant)

Under the proposed LRDP, the Science Way driveway on Allendale Avenue would be offset by about 100 feet from Harleigh Drive, on the other side of Allendale Avenue. The distance between these two intersections would be inadequate, posing traffic safety hazards.

Mitigation Measure 4.5-2: The proposed Allendale Avenue/Science Way intersection should be relocated so that it is offset 150 feet or more from the Allendale Avenue/Harleigh Drive intersection. It is not recommended that the driveway be located directly opposite Harleigh Drive because that could encourage cut-through traffic in the neighborhood.

Impact Significance After Mitigation: Less than significant.

Campus Circulation

Impact 4.5-3: The basic circulation pattern provided by existing campus roadways are currently adequate, and proposed minor reconfiguration of campus roadways would not significantly alter the basic campus circulation pattern. (Less than Significant)

The project shows slight modifications to the parking lots and internal circulator roads, but the basic circulation pattern would be maintained. The existing circulation system allows easy access and circulation throughout the parking areas.

Mitigation Measure 4.5-3: None required.

Bicycle and Pedestrian Circulation

Impact 4.5-4: Proposed parking lot reconfiguration would not provide sidewalk connections between adjacent streets and the campus. (Potentially Significant)

The proposed parking lot design could limit pedestrian access from Allendale Avenue and Fruitvale Avenue. Pedestrian access would be enhanced by provision of better sidewalk connections through the parking lots to Allendale Avenue and Fruitvale Avenue. The project would not change bicycle access to the campus, which already is adequate. The existing bicycle facilities (e.g., bike lanes, trail easements, bike racks) would be sufficient to serve the estimated increase in demand.

Mitigation Measure 4.5-4: As part of proposed parking lot reconfiguration, pedestrian access should be enhanced by better sidewalk connections through the parking lots to Allendale Avenue and Fruitvale Avenue.

Impact Significance After Mitigation: Less than significant.

Transit Service

Impact 4.5-5: Project construction could temporarily disrupt access to transit facilities. (Potentially Significant)

The project would enhance transit accessibility by providing a better pedestrian connection between the transit center and the campus. However, during construction of this pedestrian connection and proposed reconfiguration of the parking lots, pedestrian access to the transit center could be disrupted.

There are currently four bus lines that serve the West Valley College transit center, and these lines have been maintained despite recent declines in student enrollments at the college. Given the number of bus lines, recent drop in enrollments and current demand (5-21% use of available seat capacity), it is anticipated that any project-related increases in ridership could be accommodated by these four bus lines assuming existing service levels are maintained.

Mitigation Measure 4.5-5: Safe, convenient, and Americans with Disabilities Act (ADA) compliant access to and from the transit center by pedestrians should be maintained during all campus construction projects, particularly during proposed reconfiguration of parking lots and pedestrian access between the transit center and campus.

Impact Significance After Mitigation: Less than significant.

Campus Parking

Impact 4.5-6: Proposed reconfiguration of campus parking lots would generally maintain existing parking supply, and project-related increases in parking demand could be accommodated in existing campus parking lots. (Less than Significant)

The proposed LRDP does not specify the number of parking spaces that would be provided. Although the LRDP shows minor modifications to parking lot configurations (as shown in Figure 3-3), existing parking capacities in campus lots would generally be maintained. Since the campus has about 1,280 unused spaces, it is anticipated that there would be adequate capacity to accommodate project-related increases in parking demand. In addition, there would be ample excess capacity to accommodate temporary lot closures that could be required during proposed reconfiguration of parking lots as well as during the period when portable classroom space would be located in the parking lot north of the Math and Science Building.

The BAAQMD has expressed concerns that an over supply of parking would not help promote use of alternatives modes of transportation. However, this over supply does not directly encourage vehicle use because all students are required to purchase parking permits in order to park in campus parking lots. Therefore, the parking costs rather than the number of spaces would serve as a limiting factor in parking demand. In addition, the excess capacity would help to accommodate fluctuations in parking demand due to student enrollment increases or decreases as well as school events (e.g., final exams, etc.). It also should be noted that campus parking lots are used by emergency agencies as a staging area, used annually for inter-agency emergency drills, and designated by the Saratoga General Plan as a “Primary Place of Assembly” in the event of an emergency or disaster. Therefore, reducing the number of parking lots could adversely affect these activities. Nevertheless, recommended measures to promote transit use are discussed under Mitigation Measure 4.6-6 in Section 4.6, Air Quality.

Mitigation Measure 4.5-6: None required.

References – Traffic and Circulation

City of Saratoga, 2000. *Circulation and Scenic Highway Element*. September 29.

Caltrans, 1996. *Caltrans Traffic Manual, Chapter 9, Warrant 11*.

Hexagon Transportation Consultants, 2005. *West Valley College Long Range Comprehensive Master Plan*. January 28.

Transportation Research Board, 2000. *Highway Capacity Manual*. Washington D.C.

4.6 AIR QUALITY

4.6.1 Environmental Setting

Meteorology

The project site is located in Santa Clara County, which lies within the San Francisco Bay Area Air Basin (BAAB). Temperatures at nearby San Jose Airport average 59°F annually, ranging from the low-40s on winter mornings to near 80°F on summer afternoons.

Daily and seasonal fluctuations in temperature are relatively minor because of the moderating effects of the nearby ocean. In contrast to the steady temperature regime, rainfall is highly variable and confined almost exclusively to the "rainy" period from early November to mid-April. San Jose averages 14 inches of precipitation annually, but because much of the area's rainfall is derived from the fringes of mid-latitude storms, a shift in the annual storm track of a few hundred miles can mean the difference between a very wet year and near-drought conditions. Santa Clara County is shielded from strong daytime sea breezes by the intervening hills to the west. Daytime airflow across the project site is mainly air that has moved southward from San Mateo County along the western shores of San Francisco Bay. Winds in the project area are typically out of the northwest, north-northwest, and north (about 40% of the time). All other wind directions occur no more than 10% of the time. Decreasing wind speeds and the origin of the incoming air over populated areas creates elevated air pollution levels in Santa Clara County. Annual average wind speeds are approximately seven miles per hour (CARB 1984). However, light daytime winds, especially until mid-afternoon, and near-calm nocturnal conditions limit the dispersion potential of the local atmosphere. Santa Clara County typically experiences higher air pollution levels than do better-ventilated portions of the BAAB.

Ambient Air Quality

The Bay Area Air Quality Management District (BAAQMD) operates a regional monitoring network which measures the ambient concentrations of six criteria air pollutants: ozone (O₃), carbon monoxide (CO), inhalable particulate matter (PM₁₀), lead (Pb), nitrogen dioxide (NO₂), and sulfur dioxide (SO₂). Existing and probable future levels of air quality in the project area can be generally inferred from ambient air quality measurements conducted by the BAAQMD at its Santa Clara County air monitoring stations. Table 4.6-1 is a five-year summary of monitoring data (1999-2003) from the BAAQMD's monitoring stations in San Jose (4th Street) and Los Gatos. Table 4.6-1 compares measured pollutant concentrations with state ambient air quality standards, which are more stringent than the corresponding federal or national standards. These data indicate that the South Bay continues to experience air pollution problems with both atmospheric pollution potential and emissions continuing to be high in this area. Monitored values for ozone, PM₁₀ and PM_{2.5} have exceeded the more stringent state air quality standards during the last five years of published data. Since 1999, all other pollutants have remained within allowable levels.

Table 4.6-1
Project Area Ambient Air Quality Monitoring Summary,
2000 – 2004

Pollutant	2000	2001	2002	2003	2004
<u>Ozone</u>					
1-hour > 0.09 ppm*	0	2	4	7	0
1-hour > 0.12 ppm**	0	0	0	0	0
8-hour > 0.08 ppm**	0	1	2	2	0
Max. 1-hour Conc. (ppm)	0.08	0.118	0.113	0.124	0.093
<u>Carbon Monoxide</u>					
1-hour > 20 ppm*, > 35 ppm**	0	0	0	0	0
8-hour > 9 ppm***	0	0	0	0	0
Max. 8-hour Conc. (ppm)	7.0	5.1	4.5	4.0	2.6
<u>Nitrogen Dioxide</u>					
1-hour > 0.25 ppm*	0	0	0	0	0
Max. 1-hour Conc. (ppm)	0.114	0.108	0.069	0.09	0.073
<u>Respirable Particulates (PM10)</u>					
24-hour > 50 µg/m ³ *	7	4	0	3	0
24-hour > 150 µg/m ³ **	0	0	0	0	0
Max. 24-hour Conc. (µg/m ³)	80.0	81.8	48.1	59.5	40.3
<u>Fine Particulates (PM2.5)</u>					
24-hour > 65 µg/m ³ **	0	0	0	0	0
Max. 24-hour Conc. (µg/m ³)	64.2	63.3	44.1	56.1	40.8

Notes: Entries expressed as ratios = samples exceeding standard/samples taken.

* Number of Days Above California Ambient Air Quality Standards

** Number of Days Above National Ambient Air Quality Standards

-- No Data

Source: CO (1-hour): BAAQMD 2000-2004. San Jose Air Monitoring Station (4th Street)

(http://www.baaqmd.gov/pio/aq_summaries/index.asp). California Air Resources Board 2000-2004, Los Gatos Air Monitoring Station for ozone and San Jose (4th Street for 2000-2002 and Jackson Street for 2003-2004) Station for all other pollutants. <http://www.arb.ca.gov/adam/welcome.html> (Top 4 Summary)

Ozone (O₃). O₃ is not emitted directly into the atmosphere but is a secondary air pollutant produced in the atmosphere through a complex series of photochemical reactions involving hydrocarbons (HC) and nitrogen oxides (NO_x). O₃ is a regional pollutant because its precursors are transported and diffused by wind concurrently with O₃ production by the photochemical reaction process. O₃ causes eye and respiratory irritation, reduces resistance to lung infection, and may aggravate pulmonary conditions in persons with lung disease. Table 4.6-1 shows that exceedance of the state standard occurred on 13 days in Los Gatos between 2000 and 2004. The less stringent federal standard of 0.12 ppm for one hour has not been exceeded, while the eight-hour standard of 0.08 ppm has been exceeded on five days, according to published data.

Carbon Monoxide (CO). CO is an odorless, invisible gas usually formed as the result of incomplete combustion of organic substances. Approximately 80% of the CO emitted in the BAAB comes from on-road motor vehicles (CARB, 1999). High levels of CO can impair the transport of oxygen in the bloodstream and thereby aggravate cardiovascular disease and cause fatigue, headaches, and dizziness. Table 4.6-1 shows that no exceedances of state CO standards were recorded between 2000 and 2004. Measurements of carbon monoxide (CO) show that the average maximum one-hour CO levels are approximately 20% to 30% of state and federal one-hour standards, while eight-hour CO levels are approximately 50% of the eight-hour state and federal standard. CO concentrations in Los Gatos are expected to be similar to those measured in San Jose.

Suspended and Inhalable Particulate Matter (PM₁₀ and PM_{2.5}). Particulate matter is a class of air pollutants that consists of solid and liquid airborne particles in an extremely small size range. Particulate matter is measured in two size ranges: PM₁₀ for particles less than 10 microns in diameter and PM_{2.5}, for even smaller particles which are less than 2.5 microns in diameter. Motor vehicles generate about half of Bay Area particulates, through tailpipe emissions as well as brake pad and tire wear. Wood burning in fireplaces and stoves, industrial facilities, and ground-disturbing activities such as construction are other sources of fine particulates. Fine particulates are small enough to be inhaled into the deepest parts of the human lung can cause adverse health effects. Among the criteria pollutants that the BAAQMD regulates, particulates appear to represent the most serious overall health hazard. Studies have shown that elevated particulate levels contribute to the death of approximately 200 to 500 people per year in the Bay area. High levels of particulates have also been known to exacerbate chronic respiratory ailments, such as bronchitis and asthma, and have been associated with increased emergency room visits and hospital admissions (BAAQMD 1996).

Diesel exhaust is a growing concern in the Bay Area and throughout California. The CARB identified diesel engine particulate matter as a toxic air contaminant. The exhaust from diesel engines includes hundreds of different gaseous and particulate components, many of which are toxic. Many of these toxic compounds adhere to the particles, and because diesel particles are very small, they penetrate deeply into the lungs. Diesel engine particulate matter has been identified as a human carcinogen. Mobile sources such as trucks, buses, and automobiles are some of the primary sources of diesel emissions. Studies show that diesel particulate matter concentrations are much higher near heavily traveled highways and intersections. District analysis shows that the cancer risk from exposure to diesel exhaust is much higher than the risk associated with any other toxic air pollutant routinely measured in the region (BAAQMD 1999).

Table 4.6-1 shows that exceedances of the state PM₁₀ standard occur relatively infrequently in San Jose. State PM₁₀ standards were exceeded on 14 measurement days in the last five years (PM₁₀ is not monitored everyday). Federal PM₁₀ standards have never been exceeded at the San Jose monitoring station.

In 1997, the U. S. Environmental Protection Agency adopted a new standard for PM_{2.5}, which represents the fine fraction of particulate matter; this standard was subject to legal challenge but was upheld by the U.S. Supreme Court in February 2001. California has adopted an annual state standard for PM_{2.5} that is more stringent than the federal standard. The new state standard is an annual average standard of 12 $\mu\text{g}/\text{m}^3$, not to be exceeded. This standard went into effect in July 2003. The BAAQMD began monitoring PM_{2.5} concentrations in 1999 in Fremont, Livermore, Concord, San Francisco, Redwood City, San Jose, Vallejo and Santa Rosa. PM_{2.5} data collected at the San Jose station indicate that PM_{2.5} concentrations have not exceeded the federal PM_{2.5} standard since 1999.

Other Criteria Air Pollutants. The standards for NO₂, SO₂, and lead are being met in the Bay Area, and the latest pollutant trends information suggests that these standards will not be exceeded in the foreseeable future (ABAG and BAAQMD 1994).

Toxic Air Contaminants. Toxic air contaminants (TACs) are air pollutants that may lead to serious illness or increased mortality, even when present in relatively low concentrations. Potential human health effects of TACs include birth defects, neurological damage, cancer, and death. There are hundreds of different types of TACs with varying degrees of toxicity. Individual TACs vary greatly in the health risk they present; at a given level of exposure, one TAC may pose a hazard that is many times greater than another.

TACs do not have ambient air quality standards, but are regulated by the BAAQMD using a risk-based approach. This approach uses a health risk assessment to determine what sources and pollutants to control as well as the degree of control. A health risk assessment is an analysis where human health exposure to toxic substances is estimated, and considered together with information regarding the toxic potency of the substances, to provide quantitative estimates of health risks.

In addition to criteria pollutants, both the BAAQMD and the California Air Resources Board (CARB) operate TAC monitoring networks in the San Francisco Bay Area. These stations measure 10 to 15 TACs, depending on the specific station. The TACs selected for monitoring are those that have traditionally been found in the highest concentrations in ambient air, and therefore tend to produce the most significant risk. The BAAQMD operates two ambient TAC monitoring stations in San Jose at 1020-B North 4th Street and 158-B East Jackson Street, which is about eight miles to the northeast of the project area. Using data from these two monitoring stations as well as data from the Fremont and San Francisco stations, it is estimated that estimated average lifetime cancer risk in the Bay Area was 162 in one million in 2002 for all Bay Area TACs (BAAQMD 2004). Since this estimate is based, in part, on data from the San Jose stations, this cancer risk would be indicative of the current risks in the project area. These levels

can be compared to the much higher background cancer incidence rate in the United States from all causes, which is 42%, or 400,000 in one million (National Cancer Institute 2005).¹

West Valley College Toxic Air Contaminant Emission Sources

There are various hazardous materials stored and used on the West Valley College campus. According to the college's Hazardous Materials Management Plan (West Valley College 2003), hazardous materials include: gasoline, diesel fuel, and various maintenance-related chemicals in the Facilities Building, various chemicals stored in the chemistry and biology laboratories of the Science and Math Building, photo processing chemicals in the photo lab of the Language Arts and Social Sciences Building, various art supplies in the art labs and scene shop of the Fine Arts & Theatre Building, pool supplies in the Pool Equipment Room, photo solution in the Administrative of Justice Building, copy supplies in the Print Shop, diesel fuel for emergency generators in the Health Center and Information Systems Buildings. These hazardous materials are discussed in detail in Section 4.4, Hazards and Hazardous Materials. Of these materials, seven are identified by the CARB in the Toxic Hot Spots Program as toxic air contaminants (TACs):

- Diesel Particulate Matter: Diesel fuel is stored in aboveground tanks at the Facilities Building, Health Center Building (for emergency generator), and Information Systems Building (for emergency generator)
- Formaldehyde: Stored in containers (up to 15 gallons) in the Science Building, Biology Department.
- Hydrochloric Acid: Stored in containers (up to 1 gallon) in the Science Building, Chemistry Department and contained in muriatic acid, which is stored in containers (up to 1 gallon) at the pool equipment room.
- Dimethylaniline: Stored in containers (up to 0.1 gallons) in Science Building, Chemistry Department.
- Hydroquinone: Contained in Lauder formula 76 and Lauder paper developer and stored in containers (up to 5 gallons) in the Language Arts Building, Photo Labs.
- Ethylene Glycol: Contained in latex paint stored at the Facilities Building.
- Methanol: Stored in containers (up to 1 gallon) in the Science Building, Chemistry Department.

West Valley College is not included on the BAAQMD's TAC Emissions Inventory (2004), and the BAAQMD indicates that facilities whose emissions are below the BAAQMD TAC thresholds are not included in the inventory.

¹It is generally believed that a large portion of the total background cancer risk in the United States comes from smoking and other personal habits, genetic susceptibilities, diet, natural radiation including radon, and other lifestyle factors.

Odors

There are no odor complaints on file with the BAAQMD for the West Valley College over the past five years.² BAAQMD Regulation 7 places general limitations on odorous substances and specific emission limitations on certain odorous compounds. The limitations of this regulation limit the “discharge of any odorous substance which causes the ambient air at or beyond the property line...to be odorous and to remain odorous after dilution with four parts of odor-free air.” The BAAQMD must receive odor complaints from ten or more complainants within a 90-day period in order for the limitations of this regulation to go into effect. If this criterion has been met, an odor violation can be issued by the BAAQMD if a test panel of people can detect an odor in samples collected periodically from the facility.

Sensitive Receptors

Land uses such as schools, children's day care centers, hospitals, and convalescent homes are considered to be more sensitive than the general public to poor air quality because the population groups associated with these uses have increased susceptibility to respiratory distress. Persons engaged in strenuous work or exercise also have increased sensitivity to poor air quality. Residential areas are considered more sensitive to air quality conditions than commercial and industrial areas, because people generally spend longer periods of time at their residences, resulting in greater exposure to ambient air quality conditions. Recreational uses are also considered sensitive, due to the greater exposure to ambient air quality conditions, and because the presence of pollution detracts from the recreational experience. Residential uses surround the project site with residences to the south and east located closest to campus facilities. Recreational uses are located on the West Valley College campus, with sports facilities located on the southern portion of the campus. Redwood Middle School is located west of the campus, across Fruitvale Avenue. Land uses are described in more detail in Section 4.1, Land Use.

4.6.2 Conformance with Air Quality Regulations

Ambient Air Quality Standards

The federal Clean Air Act Amendments of 1970 established national ambient air quality standards, and individual states retained the option to adopt more stringent standards and to include other pollution sources. California had already established its own air quality standards when federal standards were established, and because of the unique meteorological problems in the state, there is considerable diversity between state (SAAQS) and federal or national (NAAQS) standards currently in effect in California, as shown in Table 4.6-2.

² Email communication dated January 31, 2005 from Rochelle Henderson, Public Records Coordinator, Bay Area Air Quality Management District, to Valerie Geier regarding odor complaint record search for West Valley College.

Table 4.6-2
State and Federal Ambient Air Quality Standards and Attainment Status

Pollutant	Averaging Time	(State) SAAQS ^a		(Federal) NAAQS ^b	
		Standard	Attainment Status	Standard	Attainment Status
Ozone	1-hour	0.09 ppm	N	0.12 ppm	N
	8-hour	NA	NA	0.08 ppm	U
Carbon Monoxide	1 hour	20 ppm	A	35 ppm	A
	8 hour	9.0 ppm	A	9 ppm	A
Nitrogen Dioxide	1 hour	0.25 ppm	A	NA	NA
	Annual	NA	NA	0.053 ppm	A
Sulfur Dioxide	1 hour	0.25 ppm	A	NA	NA
	24 hour	0.04 ppm	A	0.14 ppm	A
	Annual	NA	NA	0.03 ppm	A
Particulate Matter (PM ₁₀)	24 hour	50 µg/m ³	N	150 µg/m ³	U
	Annual ^c	20 µg/m ³	N	50 µg/m ³	A
Fine Particulate Matter (PM _{2.5})	24 hour	NA	NA	65 µg/m ³	U
	Annual	12 µg/m ³ ^d	NA	15 µg/m ³	U
Sulfates	24 hour	25 µg/m ³	A	NA	NA
Lead	30 day	1.5 µg/m ³	A	NA	NA
	Cal. Quarter	NA	NA	1.5 µg/m ³	A
Hydrogen Sulfide	1 hour	0.03 ppm	U	NA	NA
Visibility Reducing Particles	8 hour	see note e	U	NA	NA

Notes: A = Attainment; N = Non-Attainment; U = Unclassified; NA = Not Applicable; ppm = parts per million; µg/m³ = micrograms per cubic meter.

^a SAAQS = State Ambient Air Quality Standards (California). SAAQS for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1-hour and 24-hour), nitrogen dioxide, particulate matter, and visibility reducing particles are values that are not to be exceeded. All other state standards shown are values not to be equaled or exceeded.

^b NAAQS = National Ambient Air Quality Standards. NAAQS, other than ozone and particulates, and those based on annual averages or annual arithmetic means, are not to be exceeded more than once a year. The 1-hour ozone standard is attained if, during the most recent three-year period, the average number of days per year with maximum hourly concentrations above the standard is equal to or less than one. The 8-hour ozone standard is attained when the 3-year average of the 4th highest daily concentration is 0.08 ppm or less. The 24-hour PM₁₀ standard is attained when the 3-year average of the 99th percentile of monitored concentrations is less than the standard. The 24-hour PM_{2.5} standard is attained when the 3-year average of 98th percentiles is less than the standard.

^c State Standard = Annual Geometric Mean; National Standard = Annual Arithmetic Mean.

^d State PM_{2.5} standard went into effect in July 2003.

^e Statewide VRP Standard (except Lake Tahoe Air Basin): Particles in sufficient amount to produce an extinction coefficient of 0.23 per kilometer when the relative humidity is less than 70%. This standard is intended to limit the frequency and severity of visibility impairment due to regional haze and is equivalent to a 10-mile nominal visual range.

Source: Bay Area Air Quality Management District 2005

The ambient air quality standards are intended to protect the public health and welfare, and they incorporate an adequate margin of safety. They are designed to protect those segments of the public most susceptible to respiratory distress, known as sensitive receptors, including asthmatics, the very young, the elderly, people weak from other illness or disease, or persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollution levels somewhat above the ambient air quality standards before adverse health effects are observed.

Federal Standards

The 1977 Clean Air Act required that regional planning and air pollution control agencies prepare a regional Air Quality Plan to outline the measures by which both stationary and mobile sources of pollutants can be controlled in order to achieve all standards within the deadlines specified in the Clean Air Act. For the Bay Area air basin, the Association of Bay Area Governments (ABAG), the Metropolitan Transportation Commission (MTC), and the BAAQMD jointly prepared a *Bay Area Air Quality Plan* in 1982 which predicted attainment of all Federal Clean Air standards within the air basin by 1987. This forecast was somewhat optimistic in that attainment of federal Clean Air standards did not occur throughout the entire air basin until 1991. The plan, which is referred to as the State Implementation Plan (SIP), must contain control strategies that demonstrate attainment with national ambient air quality standards by deadlines established in the federal CAA.

The Bay Area Air Basin attainment status with respect to federal standards is summarized in Table 4.6-2. In general, the Bay Area experiences low concentrations of most pollutants when compared to federal standards, except for O₃ and particulate matter, for which standards are exceeded periodically. In 1995, after several years of minimal violations of the Federal one-hour ozone standard, the EPA revised the designation of the Bay Area air basin from "non-attainment" to "attainment" for this standard. However, with less favorable meteorology in subsequent years, violations of the federal one-hour ozone standard were again observed in the basin. Effective August 1998, the EPA downgraded the Bay Area's classification for this standard from a "maintenance" area to an "unclassified non-attainment" area. In 1998, after many years without violations of any carbon monoxide (CO) standards, the attainment status for CO was upgraded to "attainment."

In response to the EPA's redesignation of the basin for the one-hour federal ozone standard, the BAAQMD, ABAG, and MTC were required to develop an ozone attainment plan to meet this standard. The *1999 Ozone Attainment Plan* was prepared and adopted by these agencies in June 1999. However, in March 2001, the EPA proposed and took final action to approve portions of the 1999 OAP and disapprove other portions, while also making the finding that the Bay Area had not attained the national one-hour ozone standard. As a result, a revised OAP was prepared and adopted in October 2001. The 2001 Plan amends and supplements the 1999 Plan, and provides for attainment by 2006. In April 2004, the U.S. EPA made a final finding that the Bay Area has attained the national one-hour ozone standard. Because of this finding, the previous planning commitments in the 2001 Ozone Attainment Plan are no longer required. The finding of attainment does not mean the Bay Area has been reclassified as an

attainment area for the one-hour standard. The region must submit a redesignation request to EPA in order to be reclassified as an attainment area. Therefore, the portion of the 2004 Ozone Strategy addressing national ozone planning requirements includes: (1) a redesignation request, and (2) a maintenance plan to show the region will continue to meet the one-hour ozone standard.

State Standards

In 1988, California passed the California Clean Air Act (AB2595) which, like its federal counterpart, called for designations of areas as attainment or non-attainment, based on state Ambient Air Quality Standards rather than federal or national standards. The Bay Area Air Basin attainment status with respect to state and federal standards is summarized in Table 4.6-2. In general, this table indicates the Bay Area experiences low concentrations of most pollutants when compared to state standards, except for ozone and particulate matter, for which standards are exceeded periodically.

The California Air Resources Board (ARB) is the state agency responsible for regulating air quality. ARB responsibilities include establishing state Ambient Air Quality Standards, emissions standards and regulations for mobile emissions sources (e.g., autos, trucks, etc.), and overseeing the efforts of county-wide and multi-county air pollution control districts, which have primary responsibility over stationary sources. The emission standards most relevant to the proposed project are those related to automobiles, light- and medium-duty trucks, and California heavy-duty truck engines. The CARB also regulates vehicle fuels, with the intent to reduce emissions, and has set emission reduction performance requirements for gasoline (California reformulated gasoline), and limited the sulfur and aromatic content of diesel fuel to make it burn cleaner. The CARB also sets the standards used to pass or fail vehicles in smog check and heavy-duty truck inspection programs.

The Bay Area Air Quality Management District (BAAQMD) is the regional agency responsible for air quality regulation within the San Francisco Bay Area Air Basin. The BAAQMD regulates air quality through its planning and review activities. The BAAQMD has permit authority over most types of stationary emission sources and can require stationary sources to obtain permits, and can impose emission limits, set fuel or material specifications, or establish operational limits to reduce air emissions. The BAAQMD regulates new or expanding stationary sources of toxic air contaminants.

For state air quality planning purposes, the Bay Area is classified by the CCAA as a *serious* non-attainment area for ozone. The *serious* classification triggers various plan submittal requirements and transportation performance standards. One such requirement is that the Bay Area update the Clean Air Plan (CAP) every three years to reflect progress in meeting the air quality standards and to incorporate new information regarding the feasibility of control measures and new emission inventory data. The Bay Area's record of progress in implementing previous measures must also be reviewed. The most recent CAP was completed in 2000. The 2000 CAP includes a control strategy review to ensure that the plan continues to include: "all feasible measures" to reduce ozone; an update of the District's emissions; estimates of emission reductions achieved by the plan; and an assessment of air quality trends. The 2004

Ozone Strategy contains measures to bring the basin into compliance with the state one-hour ozone standard. Adoption of that plan will satisfy the requirement for a triennial update of the 2000 CAP.

4.8.3 Potential Impacts and Mitigation Measures

Significance Criteria

Based upon the criteria presented in Appendix G of the *CEQA Guidelines*, a project normally would have a significant effect on the environment if it would:

- conflict with or obstruct implementation of the applicable air quality plan.;
- violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation;
- result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors);
- expose sensitive receptors to substantial pollutant concentrations; or
- create objectionable odors affecting a substantial number of people.

For construction-related impacts, BAAQMD recommends that significance should be based on a consideration of the control measures to be implemented (BAAQMD 1999). If appropriate mitigation measures are implemented to control PM₁₀ emissions, the impact would be less than significant.

For operational impacts, the BAAQMD provides the guidelines to determine whether total emissions from project operations could exceed one of the following thresholds of significance:

- 80 pounds of NO_x, ROG, and PM₁₀ per day
- 550 pounds of CO per day (a trigger level for which a “hot spot” analysis should be performed)

Projects approaching or exceeding these guidelines should undergo a more detailed analysis. The District generally does not recommend a detailed air quality analysis for projects generating less than 2,000 vehicle trips per day, unless warranted by the specific nature of the project or project setting.

Construction Impacts

Impact 4.6-1: Construction and demolition activities associated with project implementation would generate short-term emissions of criteria pollutants, including suspended and inhalable particulate matter and equipment exhaust emissions. (Temporarily Significant)

The 143-acre project site is currently developed with college facilities. Plan implementation would result in construction of a variety of planned projects including site infrastructure projects (reconfiguration of project accesses, realignment of existing campus roadways and walkways), demolition of seven buildings

and replacement of four of them, remodeling of eight existing buildings, renovation and expansion of four buildings, and construction of one new building. The extent of surface disturbance at any given time during the next ten years would depend on the timing of planned projects. The potential for surface disturbance would be greatest when site infrastructure and new building construction occurs. Building expansions would also result in some surface disturbance, while remodeling projects would have the lowest potential for surface disturbance.

To evaluate worst-case conditions, dust emissions were estimated for the Fox Center, the largest new construction project proposed in the LRDP, the Science and Math Building expansion project, and the new Information Systems Building. All three projects are scheduled to occur in 2005 or 2006. These three projects could result in surface disturbance of approximately one acre, although the surface disturbance phase of all three projects may not overlap. As indicated in Table 3-1, all other projects or combination of scheduled projects would result in smaller areas of surface disturbance in any given year. Combining this construction disturbance area with a dust generation factor of 51 pounds per day per acre (BAAQMD 1999) would result in daily PM₁₀ (inhalable particulates) generation rate of 51 pounds per day without any dust control measures. PM₁₀ emissions can be reduced by approximately 50% with the application of typical dust control measures such as watering unpaved areas and street cleaning at points of site access. Daily PM₁₀ emissions would be reduced to 25.5 pounds per day per acre (California Air Resources Board 1997), or 25.5 pounds per day on the West Valley College campus with standard dust control measures. When compared to the BAAQMD significance threshold for PM₁₀ of 80 pounds per day, project-related construction would be regionally less than significant without dust control measures. However, given the variable number of different demolition, remodeling, renovation, and construction projects that could occur in any given year as well as the Bay Area's current non-attainment status for PM₁₀, implementation of dust control measures will be required to ensure that project-related construction emissions are maintained at a less-than-significant level.

The BAAQMD's *CEQA Guidelines* (1999) acknowledges that construction activity emissions vary markedly from project to project, from day to day, and from one contractor to another. Rather than focus on a quantification of project-related emissions, the BAAQMD has developed a menu of mitigation options to control construction activity dust emissions. The BAAQMD (1999) considers implementation of all applicable dust control measures (which vary according to project magnitude) as reducing project-related particulate (PM₁₀) emissions to less-than-significant levels. These measures are grouped into three categories as follows:

- "Basic Control Measures" apply to all construction sites.
- "Enhanced Control Measures" apply to sites greater than four acres.
- "Optional Control Measures" apply to larger sites near sensitive receptors.

Based on the project's size, implementation of the Basic and Enhanced Control Measures listed below would maintain project construction-related impacts at a less-than-significant level. Due to the proximity

of existing residential uses, applicable optional control measures are also recommended to maintain impacts at a less-than-significant level when construction occurs adjacent to project boundaries.

Construction equipment emits carbon monoxide and ozone precursors during combustion of diesel fuel. The BAAQMD's determination, however, is that these emissions have been included in the emissions inventory, which was the basis for the '97 CAP and subsequent air quality plans. Since the BAAQMD does not consider construction-related exhaust emissions to be "new" emissions, they would not impede attainment or maintenance of ozone or CO standards in the air basin (BAAQMD 1999). Therefore, their impact would be considered less than significant. However, since diesel emissions have been identified by the CARB as a toxic air contaminant (TAC), there are residential uses located in proximity and downwind of the site, and variable levels of construction activities would occur on-campus over the next ten years, efforts should be made to reduce construction-related diesel emissions to the extent feasible.

Mitigation Measure 4.6-1: Construction activities must comply with the "Basic Control Measures" and "Enhanced Control Measures" and applicable "Optional Control Measures" for dust emissions and recommendations for exhaust emissions as outlined in the BAAQMD *CEQA Guidelines*. The appropriate level of mitigation shall be determined based on the total area of disturbance resulting from all planned projects occurring simultaneously. These requirements include:

Basic Dust Control Measures (*apply to all construction sites*)

- a. Water all active construction areas at least twice daily.
- b. Cover all trucks hauling soil, sand, and other loose debris *or* require all trucks to maintain at least two feet of freeboard.
- c. 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.
- d. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.
- e. Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.

Enhanced Dust Control Measures (*apply to construction sites greater than four acres*)

- f. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- g. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
- h. Limit traffic speeds on unpaved roads to 15 mph.
- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

- j. Replant vegetation in disturbed areas as quickly as possible.

Optional Dust Control Measure (apply to construction sites that are large in area, located near sensitive receptors, or which for any other reason may warrant additional emissions reductions)

- k. Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.

Equipment Exhaust Control Measures (apply to all construction projects to the extent feasible)

- l. Use alternative-fueled construction equipment.
- m. Minimize idling time of construction equipment.
- n. Maintain properly tuned equipment.
- o. Limit the hours of operation of heavy-duty equipment and/or the amount of equipment in use.

Impact Significance After Mitigation: Less than significant

Operational Impacts

Impact 4.6-2: Mobile emissions generated by project-related traffic would increase local and regional vehicular emissions. (Less than Significant)

Regional emissions associated with implementation of project implementation were calculated using the ARB's URBEMIS 2002 computer model. The results are presented in Table 4.6-3. This table indicates that pollutant emissions associated with project-related traffic increases would not exceed BAAQMD thresholds of significance in 2010 or 2015. The BAAQMD thresholds address the impacts of mobile source emissions on local and regional air quality. Therefore, the project's contribution to the total pollution burden in the region would have a less-than-significant impact on regional air quality.³

In addition to the regional contribution to the total pollution burden, traffic generated by project implementation could result in localized "hot spots," or areas with high concentrations of carbon monoxide (CO) emissions around stagnation points such as major intersections and heavily traveled and congested roadways. Traffic associated with project implementation could add more cars as well as cause existing non-project traffic to travel at slower travel speeds, which could cause increased emissions and more localized hot spots.

³ Regional mobile source emissions estimates reflect a combination of average trip lengths ranging from 5.0 to 11.8 miles, which accounts for project-related trips originating in surrounding communities.

Table 4.6-3
Project Daily Regional Emissions (2010 and 2015)

	Project-Related Mobile Source Emissions (Pounds per Day)				
Project Buildout Year	ROG	NO _x	CO ¹	SO _x	PM ₁₀
2010	28.0	11.3	113.3	0.1	13.4
2015	20.5	6.9	70.5	0.1	13.4
Project-Related Area Source Emissions (Pounds per Day)					
Addition of 94,528 gsf	0.1	1.1	0.2	Negligible	Negligible
Total Emissions	20.6	8.0	70.7	0.1	13.4
BAAQMD Threshold	80	80	550	-	80
NOTES:					
ROG: Reactive Organic Gases		NO _x : Nitrogen Oxides	CO: Carbon Monoxide		
PM ₁₀ : Inhalable Particulates		SO _x : Sulfur Oxides	gsf: gross square feet		
¹ Requires a microscale impact analysis, if exceeded.					
SOURCE: Geier & Geier Consulting, Inc. 2005					

A microscale air quality analysis of CO is warranted if daily project-related CO emissions exceed 550 pounds per day. Although emissions would not exceed this criterion, as shown in Table 4.6-3, a microscale screening analysis was completed for the proposed project. The results of the analysis are shown in Table 4.6-4. This table indicates that the project would result in a less-than-significant impact on all study intersections under existing and future conditions. The state one-hour CO standard (more stringent than the federal standard) is 20 ppm. Any change in CO of less than 1 ppm is considered a non-reportable change. As indicated in Table 4.6-4, the project's maximum one- and eight-hour CO contributions would be 0.1 ppm, which would be a less-than-significant change. Therefore, implementation of the proposed project would not have a significant effect on local air quality.

In addition to an increase in the number of passenger vehicles, the number of buses and delivery trucks serving the campus could also increase, thereby increasing exhaust pollutant emissions. Increased student enrollments could increase demand for bus service and supply deliveries. Buses and delivery vehicles are typically diesel-fueled, and diesel particulate matter emissions are listed by the CARB as a TAC. However, increased demand for bus service would increase ridership and would not necessarily increase the number of buses operating. In addition, increasing numbers of parcel delivery trucks are using alternative fuels such as compressed natural gas, and newer diesel engines for trucks and buses are required to meet increasingly stringent emission levels by the CARB and the U.S. EPA. Therefore, diesel particulate emissions from these types of vehicles are expected to continue to decrease in the future as bus and truck fleets are updated.

Mitigation Measure 4.6-2: None required.

Table 4.6-4
Localized Microscale Carbon Monoxide Emissions

Intersection	Project's Net Change in One-Hour CO Concentrations, in Parts Per Million (ppm)					
	Existing		Future (2015) – No Project		Future (2015) - With Project	
	1-Hour	8-Hour	1-Hour	8-Hour	1-Hour	8-Hour
1. SR 85 Northbound Ramps/Saratoga Avenue	4.8	3.4	4.2	3.0	4.2	3.0
2. SR 85 Southbound Ramps/Saratoga Avenue	4.7	3.4	4.2	3.0	4.2	3.0
3. Fruitvale Avenue/Saratoga Avenue	4.8	3.4	4.2	3.0	4.3	3.1
4. Fruitvale Avenue/Allendale Avenue	4.5	3.2	4.0	2.9	4.0	2.9
5. Fruitvale Avenue/Saratoga-Los Gatos Road	4.4	3.2	4.0	2.9	4.0	2.9
6. Quito Road/Allendale Avenue	4.4	3.2	3.9	2.9	4.0	2.9
7. Quito Road/Saratoga-Los Gatos Road	4.5	3.2	4.0	2.9	4.0	2.9
8. Theater Way/Allendale Avenue	4.1	3.0	3.7	2.7	3.7	2.7
9. Science Way/Allendale Avenue	4.1	3.0	3.7	2.7	3.7	2.7
10. Fruitvale Avenue/Main Entrance	4.4	3.2	4.0	2.9	4.1	2.9
11. Fruitvale Avenue/Admissions Way	4.2	3.1	3.8	2.8	3.5	2.6
12. Fruitvale Avenue/Athletics Way	4.3	3.1	3.8	2.8	3.5	2.6
13. Fruitvale Avenue/So. College Circle	4.1	3.0	3.7	2.7	3.8	2.8
Background Level (Included)	3.8	2.8	3.5	2.6	3.5	2.6
Clean Air Standard	20.0	9.0	20.0	9.0	20.0	9.0

SOURCE: Geier & Geier Consulting, Inc. 2005

Impact 4.6-3: The project's net addition of building space could increase the campus' area source emissions. (Less than Significant)

Additional floor space that would result from implementation of the LRDP would cause an increase in non-vehicular emissions from a variety of miscellaneous sources (area sources). Emissions-generating activities could include increased use of electricity and natural gas (for space heating, hot water or cooking), evaporative cleaning products used in maintenance, or paints and solvents used in periodic building upkeep. There are no published resource consumption data for a campus environment that would allow any meaningful estimate of the "area source" emissions associated with campus operations. The CARB computer model URBEMIS2002 has no provision for calculating non-residential area source emissions. Energy consumption is the one area source aspect that has a reasonably accurate correlation between floor space and energy use. Electrical energy, however, comes from a regional grid with no nexus between the points of generation (and emissions creation) and consumption (user). The only

project-related area source contribution that can be reliably quantified is therefore from natural gas combustion in heaters, boilers, stoves or similar equipment.

The average daily consumption rate in “office-type” uses is estimated to be 0.1 cubic foot per day per square foot of floor space (SCAQMD 1993). As indicated in Table 3-1, LRDP implementation would result in the net addition of approximately 94,528 gross square feet of space. The daily emissions associated with 9,452.8 cubic feet of natural gas are calculated as follows:

Carbon Monoxide	-	0.2 pounds/day
Reactive Organic Gases	-	0.1 pounds/day
Nitrogen Oxides	-	1.1 pounds/day
Inhalable Particulates, Sulfur Oxides	-	negligible

As shown in Table 4.6-3, addition of these area source emissions to the project’s mobile source emissions burden for 2015 would not exceed the BAAQMD CEQA significance thresholds. Therefore, project area source and combined emissions would be less than significant.

In addition, the less-than-significant increases in area source emissions associated with the added space are expected to be offset by emissions reductions associated with equipment upgrades as part of planned interior remodeling projects. Implementation of the proposed LRDP would result in remodeling of approximately 15 buildings, which would include upgrading of mechanical equipment. Since all building remodeling would be subject to Title 24 energy conservation requirements, the more energy-efficient, upgraded equipment is expected to generate lower area source emissions.

Project implementation would increase use of paints (including ethylene glycol, a TAC, which is contained in latex paint) as part of planned maintenance activities. However, emissions associated with maintenance of existing buildings would occur whether or not the LRDP is implemented. The project’s 18% incremental increase in space due to new construction or expansion projects would not significantly increase daily emissions of this TAC as painting occurs over the next ten years. New construction would likely require less on-going maintenance painting after initial construction than existing buildings since older materials generally require more frequent re-painting.

Mitigation Measure 4.6-3: None required.

Impact 4.6-4: The proposed project could result in increased stationary source emissions, which includes various toxic air contaminants (TACs) and associated odors. (Potentially Significant)

Stationary or point source emissions on the West Valley College campus include emergency generators as well as the science and photo labs. There are currently three diesel-fueled emergency generators and they are located at the Facilities, Health Center, and Information Systems buildings. Project implementation could result in the addition of at least one emergency generator for the proposed Fox Center. This generator would be a source of diesel particulates, a TAC and carcinogen, but this generator would only

operate during power failures and for brief (15-minute) monthly testing. Therefore, long-term exposure to diesel particulates from these sources would not occur. In addition, construction of any new emergency generators on campus would be subject to review by BAAQMD to determine if an Authority to Construct permit and a Permit to Operate are required. This permit review process would ensure that diesel exhaust emissions associated with the proposed generator(s) would comply with applicable BAAQMD standards.

Implementation of the LRDP would increase the number of chemistry labs from four to six and the number of biology labs from five to seven. Although the number of chemistry labs would increase, the Chemistry Department plans to reduce chemical use (including use of 37% hydrochloric acid solution, dimethylaniline, and generation of 20% methanol solution, all TACs) by implementing microscale experimentation and computer simulation techniques for lab experiments. However, the Biology Department anticipates a modest increase in the use and storage of chemicals (including formaldehyde, a TAC) for biology labs.⁴ According to the College's Hazardous Materials Management Plan (West Valley College 2003), the Biology Department uses approximately 15 gallons of 10% formaldehyde solution per day on average (in addition to other listed chemicals), while the Chemistry Department uses approximately 35 gallons per day of the above-listed TACs on average. Based on these estimates, it is possible that reductions in chemical use by the Chemistry Department could offset anticipated increases in use of formaldehyde by the Biology Department. Therefore, project implementation is not expected to significantly increase existing overall, stationary source emissions (including TACs) that are associated with West Valley College. However, use of TACs on campus will continue to be subject to requirements of the BAAQMD Air Toxics Program. As indicated in Mitigation Measure 4.6-4b, this program requires that a Health Risk Screening be completed to determine the project's exemption status.

TACs stored and used at the Photo Lab and pool equipment room are not expected to change with the proposed project. The photo lab would not be expanded and therefore, there would be no increase in chemical storage or use (including hydroquinone, a TAC). Muriatic acid (also known as hydrochloric acid) is stored in the pool equipment room, and renovation of the pool as part of LRDP implementation is not expected to increase use of this TAC in the pool vicinity.

Project implementation would increase the potential for nuisance odor impacts. It is anticipated that project implementation would result in an incremental increase in formaldehyde use (which has a characteristic and pungent odor), while use of methanol (which has a spirituous odor) and dimethylaniline (which has a characteristic odor) are expected to decrease. Increased use of formaldehyde on campus would increase the potential for nuisance odor impacts at downwind locations (including adjacent residential uses to the east). Appropriate design of the ventilation systems for the science labs would minimize the potential for nuisance odor problems.

⁴ Telephone communication with Dave Fishbaugh, Dean of Learning Resources, West Valley College, on January 24, 2005.

To reduce the risk of exposure of College faculty, staff and students to unacceptable levels established by the regulatory agencies, West Valley College implements health and safety plans and procedures, in conformance with federal, state and local requirements. Providing protection for employees and students on campus also serves to provide protection from exposure to chemicals or health hazards to persons living and working in the surrounding area. To minimize exposure to chemicals in the air, faculty and students are required to exercise standard procedural precautions, such as working under fume hoods when using volatile chemicals likely to present airborne exposure hazards (such as formaldehyde and methanol). Most fume hoods use fans to exhaust volatile chemicals to the outside, rather than allowing the fumes to build up inside a building where chemicals are being used. Mitigation measures below recommend that the design of remodeled science and photo labs not create odor nuisance problems or safety risks.

BAAQMD *CEQA Guidelines* (1999) indicate that in order for local plans to have a less-than-significant impact with respect to potential TACs and odors, buffer zones should be established around existing and proposed land uses that would emit these air pollutants. The project would maintain existing buffer zones between campus TAC/odor sources and adjacent residential uses. Therefore, the project would have a less-than-significant impact with respect to TAC and odor sources. Locations of the campus uses where TACs are stored (science labs, pool equipment room, storage area in the Facilities Building, and diesel-fueled emergency generators) would remain the same with project implementation. The photo lab would be relocated from the Language Arts Building to the Library/Television Building, approximately 400 feet away. The existing buffer zone of approximately 800 feet between the lab and nearby residences would be maintained (although the closest residences would be different). Although the existing Information Systems Building would be relocated to the south, the diesel-fueled emergency generator associated with this building would remain at the same location. Therefore, the existing buffer zone between the generator and nearby residences to the southeast would be maintained. The only exception would be a new diesel-fueled emergency generator that would be located at the proposed Fox Center, a new building. Provision of this generator would introduce a new TAC source, but would not increase project impacts since it would be located farther from adjacent residential receptors to the west than the existing emergency generators at the Facilities and Information Systems buildings. Therefore, the existing buffer zone would not be reduced.

Mitigation Measure 4.6-4: The following measures should be implemented as specified to minimize air quality impacts related to stationary sources:

- a. Any proposed emergency generators should be subject to review by the BAAQMD to determine if an Authority to Construct permit and a Permit to Operate are required. This permit review process should ensure that diesel exhaust emissions associated with the proposed generator(s) would comply with applicable BAAQMD standards.
- b. As part of the Science and Math Building remodel and expansion project, the following measures should be required:

- When the proposed quantities of TACs to be used at the Science Building have been determined, potential emissions should be estimated and compared to the BAAQMD trigger levels for TACs. The trigger level for formaldehyde is 33 pounds per year. No trigger levels are specified by the BAAQMD for other TACs used on campus. If estimated emissions of any TACs exceed these levels, a Health Risk Screening shall be completed.
- When labs are renovated, the fans should be designed to direct the exhaust to a minimum distance above the roof level to ensure effective dispersion of volatilized chemicals. In addition, ventilations fans should be designed to dilute the volatilized chemicals with considerable volumes of air to meet OSHA standards and reduce any potential hazards and nuisance odor problems to ground-level receptors and nearby residents.

Impact Significance After Mitigation: Less than significant.

Consistency with Air Quality Plans

Impact 4.6-5: Projected student enrollments at West Valley College are projected to increase at a rate greater than population growth rates assumed in the Clean Air Plan. (Less than Significant)

BAAQMD *CEQA Guidelines* (1999) distinguish between development projects and plans, recommending that the air quality impact assessment for a land use plan (e.g., general plan amendments, redevelopment plans, specific area plans, and other similar planning activities) provide an analysis of the plan's consistency with the Clean Air Plan (CAP). The proposed LRDP is a land use plan for the development of the campus over the next ten years. Therefore, air quality impacts associated with implementation of the LRDP are determined in part by evaluating the LRDP's consistency with the CAP. Consistency with the CAP is determined by comparing the LRDP's anticipated growth rates (defined by population growth and its associated increase in vehicle miles traveled [VMT]) with the growth rates used in the CAP. CAP growth rates are based on population projections by the Association of Bay Area Governments (ABAG).

The WVMCCD projects a growth rate of up to 2% per year (this rate was applied to the traffic impact analysis in this EIR). For the period between 2005 and 2015, ABAG estimates population growth of 1.8% per year for the Bay Area as a whole (ABAG 2005), 0.9% for Santa Clara County, and 0.35% for Saratoga (Santa Clara County Planning Office 2005). Since the Bay Area is currently non-attainment for ozone and PM₁₀, increases population in excess of the CAP could potentially hinder attainment efforts in the future. Although the project's anticipated growth rate would exceed the CAP growth rates and would not be consistent with the CAP, implementation of the LRDP would not constitute a significant air quality impact. Since West Valley College, like other community colleges, provides educational facilities for local residents and does not provide on-campus housing, it does not generate new population but accommodates population increases in the surrounding area. Therefore, any future increase in student enrollments at the college would not necessarily cause the population in Saratoga to increase, but rather,

Plan implementation would accommodate future growth that is anticipated by ABAG in Saratoga and other surrounding communities as well.

The rate of increase in VMT (vehicles miles traveled) for West Valley College must be equal to or lower than the rate of increase in population in Saratoga and Santa Clara County in order to be consistent with the Clean Air Plan. The project is estimated to increase the College's VMT by 2.2% per year over the next ten years. This would be roughly proportional to the projected student enrollment increases, and likewise would exceed projected annual population growth rates of 0.35% for Saratoga and 0.9% for Santa Clara County and San Francisco Bay Area region. Although planned growth at the College could hinder planned attainment efforts under the CAP, the projected increase in VMT would not constitute a significant air quality impact. Since West Valley College serves local communities, potential future increases in VMT could be avoided if the college could accommodate local student growth and needs. Without expanded or renovated facilities at West Valley College, local students might have to travel farther to other community colleges to find required classes or available space. Nevertheless, transportation control measures are recommended below for West Valley College to reduce future increases in VMT.

Mitigation Measure 4.6-5: None required.

Cumulative Impacts

Impact 4.6-6: Mobile emissions generated by project-related traffic in addition to growth in the surrounding communities would cumulatively increase local and regional emissions. (Potentially Significant for Regional Emissions; Less than Significant for Local Emissions)

Cumulative traffic increases of 1.0% per year was applied in this analysis to account for traffic increases associated with any background growth in surrounding communities. This growth rate would be commensurate with the projected annual population growth rate of 0.9% for Santa Clara County and San Francisco Bay Area region. When this same growth rate is applied to cumulative regional air emissions between 2005 and 2015, a 1.1% increase in regional air emissions would result from such cumulative growth.

Between 2005 and 2015, emissions rates are projected to decline by 53% for ROG, 60% for NO_x, 56% for CO, and 10% for SO_x due to retirement of high-emission, older vehicles and improvement of emissions technologies. However, PM₁₀ levels are projected to increase by 8% during this same period. The CARB (2005) estimates regional increases of 8.4% in population (0.8% annually) and 17.2% in vehicle miles traveled (1.6% annually) between 2005 and 2015 within the San Francisco Bay Area Air Basin. Even when these increases are considered, regional emissions are still projected to decrease by 22% for ROG, 32% for NO_x, and 36% for CO between 2005 and 2015. However, PM₁₀ levels (exhaust only) would still increase by 3%. Projected declines in certain regional emissions rates (ROG, NO_x and SO_x) will more than offset regional emissions increases associated cumulative growth in surrounding communities and the Bay Area region. Therefore, cumulative increases in these regional emissions (even with the project

increment included) would be less than significant. The one exception is PM₁₀ where cumulative growth in surrounding communities and project implementation would exacerbate projected regional increases. Since the Bay Area is currently non-attainment for PM₁₀, this would be a significant cumulative impact.

Since the San Francisco Bay Area air basin is a non-attainment area for PM₁₀, the project's short-term construction-related emissions would contribute incrementally to cumulatively significant regional PM₁₀ emissions. However, the project's incremental short-term contributions to regional PM₁₀ emissions would be mitigated to a less-than-cumulatively-considerable (i.e., less-than-significant level) by implementation of dust and exhaust control measures required in Mitigation Measure 4.6-1.

Table 4.6-4 presents increases in local emissions (CO) associated with the projected 1% annual cumulative growth (2015 No Project Condition). This table indicates that as vehicle emissions rates decline in the future due to retirement of high-emission, older vehicles, these declines will more than offset regional emissions increases associated with cumulative growth. The net decline would be 36% between 2005 and 2015 and this effect is reflected in Table 4.6-4, which shows a decrease in CO emissions despite cumulative and project-related traffic increases. In addition, since cumulative local emissions increases would not exceed the BAAQMD threshold for potential significance, cumulative local emissions increases would be less than significant.

Mitigation Measure 4.6-6: In addition to the college's existing permit parking program, existing bicycle facilities, and proposed/recommended improvements to pedestrian access (see Impact and Mitigation Measure 4.5-5), the District should implement any of the following transportation control measures at West Valley College to reduce the college's contributions (approximately 20% to 24% over existing enrollments by 2015) to cumulative regional increases in PM₁₀ emissions by promoting alternatives to the single-occupant vehicle:

- Increased permit parking fees in campus lots
- Preferentially located and/or financially discounted High-Occupancy Vehicle (carpool) parking (e.g. reduced or waived fees for carpools or vanpools)
- Transit subsidies such as the EcoPass Program for West Valley College staff and employees
- Transit passes for students
- Guaranteed ride home program
- Flexible work schedules
- Financial incentives (such as parking cash-out) to use alternative transportation modes such as biking, walking, and transit

Impact Significance After Mitigation: Less than significant. According to the BAAQMD (1999), provision of transit facilities and transit subsidies (EcoPasses) can reduce all trips by 0.5% to 2%, and

transit facilities are already provided on the campus. Implementation of parking fees (already required) in addition to transit subsidies and ridesharing programs could reduce work-related trips by 2% to 20%.

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4.7 NOISE

4.7.1 Environmental Setting

Existing Noise Environment

The existing noise environment at the project site is typical of suburban neighborhoods, with the primary source of noise being vehicular traffic on Fruitvale Avenue and Allendale Avenue. The SR 85 freeway is located approximately one-half mile north of West Valley College, but the intervening distance and existing development both help to attenuate freeway noise at the campus.

Existing Noise Levels. In order to characterize the existing noise environment at the site, noise levels were measured over a 24-hour period at three locations on the West Valley College campus (Figure 4.7-1). Results of the noise measurements are presented in Table 4.7-1. As shown in this table, noise levels in the western portion of the campus (Locations #1 and #2, Figure 4.7-1) are 54 dBA (Leq)¹ during the day (7 a.m. to 7 p.m.), 50 to 51 dBA (Leq) during the evening (7 p.m. to 10 p.m.), and 48 to 49 dBA (Leq) during the night (10 p.m. to 7 a.m.). Based on these Leq noise measurements, the calculated CNEL² noise levels at the site is 56 dBA at approximately 125 feet from the centerline of Fruitvale Avenue.

Noise levels in the eastern portion of the campus are lower since it is away from any major noise sources. Noise levels in the southeast corner of the campus (Location #3, Figure 4.7-1) are 47 dBA (Leq) during the day, 44 dBA (Leq) during the evening, and 47 dBA during the night. Using these Leq noise measurements, calculated CNEL noise levels are 54 dBA.

Sensitive Receptors. Human response to noise varies considerably from one individual to another. Effects of noise at various levels can include interference with sleep, concentration, and communication, physiological and psychological stress, and hearing loss. Given these effects, some land uses are considered more sensitive to ambient noise levels than others. In general, residences, schools, hospitals, and nursing homes are considered to be the most sensitive to noise. The Saratoga Noise Element also declares the following uses to be noise-sensitive: nursing, convalescent, and retirement homes, schools (while in session), places of worship (while services are being conducted) and libraries (during hours of operation). Residential uses are located east and south of the campus. Residential properties adjoining

¹ The decibel (dB) scale is used to quantify sound intensity. Since the human ear is not equally sensitive to all sound frequencies within the entire spectrum, human response is factored into sound descriptions in a process called "A-weighting," written as "dBA." The continuous equivalent-energy level is that level of a steady noise having the same sound energy as a given time-varying noise. The Leq represents the decibel level of the time-averaged value of sound energy or sound pressure squared and is the descriptor used to calculate the Ldn or CNEL.

² CNEL is a 24-hour, time-weighted noise level that adds a 5-dB penalty during the evening hours (7 p.m. to 10 p.m.) and a 10-dB penalty during the night hours (10 p.m. to 7 a.m.) to account for increased sensitivity to nighttime noise in most communities.

Noise Monitoring Locations and Projects Closest to Receptors

Figure 4.7-1

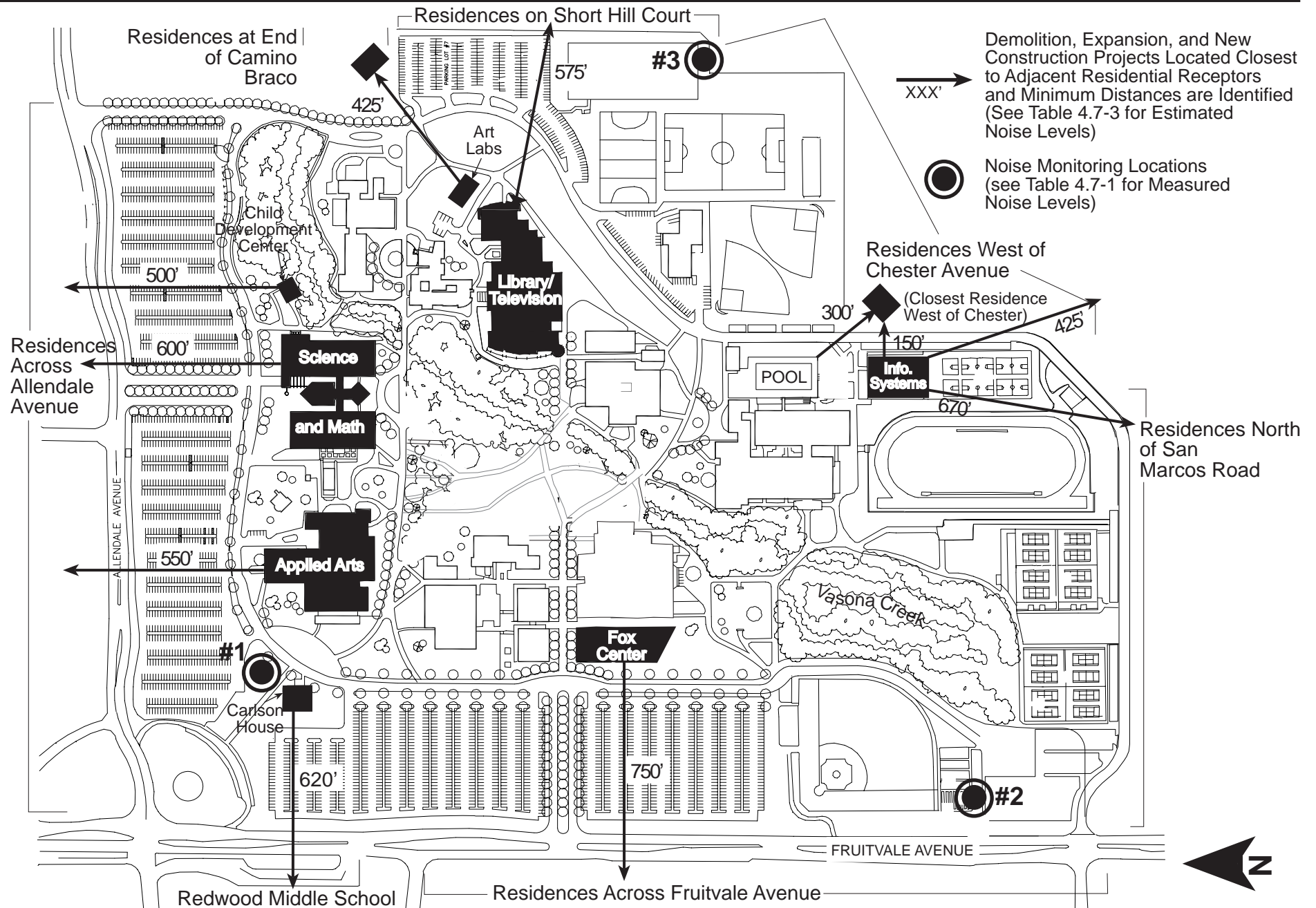


Table 4.7-1
Existing Noise Levels

Recording Hour	Hourly Noise Measurement (Leq) in dBA					
	Location #1 Carlson House		Location #2 Archery Field		Location #3 Athletic Field	
	AM	PM	AM	PM	AM	PM
12:00-1:00	44.7	54.5	44.3	53.9	50.9	47.8
1:00-2:00	43.8	54.9	42.6	52.6	42.9	47.7
2:00-3:00	43.8	54.1	41.9	53.5	42.4	48.0
3:00-4:00	43.0	55.5	41.6	54.9	41.4	48.9
4:00-5:00	45.2	53.9	42.3	54.3	43.6	47.4
5:00-6:00	51.3	53.7	53.1	54.4	49.2	47.5
6:00-7:00	54.8	52.4	53.2	53.1	51.7	47.3
7:00-8:00	53.6	51.8	56.1	52.4	47.3	45.7
8:00-9:00	52.6	50.2	55.7	49.8	44.8	43.7
9:00-10:00	53.9	48.4	54.5	48.2	45.3	43.5
10:00-11:00	54.1	48.4	54.0	47.1	45.9	43.6
11:00-12:00	52.9	45.5	53.2	47.3	48.8	44.2
Day Leq (7 a.m. to 7 p.m.)	54		54		47	
Evening Leq (7 p.m. to 10 p.m.)	50		51		44	
Night Leq (10 p.m. to 7 a.m.)	49		48		47	
CNEL	57		56		54	

Notes: All measurements were taken from midnight on May 12, 2004 to midnight on May 13, 2004. Noise measurements were taken using Metrosonics db-308 noise meters. Measurement locations are indicated in Figure 4.7-1. Location #1, near Carlson House, was approximately 470 feet from the centerline of Allendale Avenue, 550 feet from the Fruitvale Avenue centerline, and 250 feet from the College's transit center. Location #2, adjacent to the Archery Field, was 125 feet from the Fruitvale Avenue centerline. Location #3 was located at the southeast corner of campus (adjacent to 14199 Shorthill Court), approximately 2,500 feet from the east of Fruitvale Avenue and 2,000 feet south of Allendale Avenue.

Source: Geier & Geier Consulting, Inc. 2005

the eastern and southern campus boundaries are single-family residences. Approximately 500 feet south of campus (south of San Marcos Road), residential uses are comprised of senior housing developments including the Saratoga Retirement Community, Fellowship Plaza, and Odd Fellows Home of California. Across Fruitvale Avenue, Redwood Middle School and single-family residences are located to the west. Single-family residences also are located to the north across Allendale Avenue.

4.7.2 Conformance with Local Plans and Policies

The complex legal principles regarding the extent to which West Valley College may be exempt from complying with the City's land use plans, policies, or ordinances are discussed at length in Chapter 4.1. However, it is the West Valley–Mission Community College District's policy to try to conform to local plans and ordinances whenever possible. Therefore, pertinent City policies and standards are outlined below.

Saratoga General Plan

General Plan Policies	Project Analysis
<i>Noise Element</i>	
<i>1.2 The City shall control specific sources of noise either through abatement or through enforcement of noise standards, and shall discourage activities, practices, or land uses that create excessive noise.</i>	<i>Construction-related noise would comply with noise ordinance limits (see Impact 4.7-1) and additional measures are recommended to further reduce construction noise. Although programmed use of existing, renovated, and new campus buildings would be altered by the LRDP, campus activities are primarily indoors and within the central campus area. There would be no significant change in outdoor programmed uses. Therefore, no significant change in operational noise is anticipated (see Impact 4.7-3).</i>
<i>2.1 Changes in land uses and development should be reviewed for noise impacts to neighboring land uses.</i>	
<i>2.4 New development that generates noise shall utilize appropriate measures to reduce noise impacts.</i>	

The Noise Element also specifies acoustical standards for residential, public, park, and commercial uses. These standards are consistent with those listed under Section 7-30.040 of the Saratoga Noise Ordinance (see below).

Saratoga Noise Ordinance

Article 7-30 of the Saratoga Municipal Code is the City's Noise Ordinance and is intended to protect Saratoga citizens from excessive, unnecessary, and unreasonable noise. Section 7-30-040 specifies the following ambient noise standards for the following uses in the City:

Land Use	Daytime	Evening	Nighttime
Residential Zoning Districts			
- Outdoor	60 dBA	50 dBA	45 dBA
- Indoor	45 dBA	35 dBA	30 dBA
Noise Sensitive Uses ¹			
- Outdoor	50 dBA	45 dBA	45 dBA
- Indoor	35 dBA	30 dBA	30 dBA

¹ The following uses are declared to be noise sensitive areas: (1) nursing, convalescent, and retirement homes; (2) schools (while in session); (3) places of worship (while services are being conducted); and (4) libraries (during hours of operation).

In addition, Section 7-30.050, a general noise restriction, restricts any single noise event in any residential zoning district to no more than 6 dBA above the ambient noise level at the location where the single event noise source is measured (which could be any off-site location). However, there are exceptions to this restriction and they include construction activities as specified in Section 7-30.060.

Under Section 7-30.060, no individual piece of construction equipment is allowed to produce noise levels over 83 dBA at 25 feet or 86 dBA at any point outside the property plane. As long as these noise limits are met, Section 7-30.060 allows residential construction noise to exceed the ambient noise standards listed above between 7:30 a.m. and 6:00 p.m., Monday through Friday, and between 9:00 a.m. and 5:00 p.m. on Saturday. Residential construction is prohibited on Sunday and weekday holidays except for specific activities specified in the ordinance.

4.7.3 Potential Impacts and Mitigation Measures

Significance Criteria

A significant noise increase is defined by comparing existing and projected noise levels with the following criteria:

- *Compliance with Noise Ordinance Standards.* Applicable limits from the Saratoga Noise Ordinance were used in this analysis to identify “substantial” increases in noise due to project construction and operation, even though the District, by a super-majority vote of the Board of Trustees, could choose not to comply with the Ordinance with respect to classroom facilities. Section 7-30.060 limits noise from construction equipment to 83 dBA at 25 feet or 86 dBA at any point outside the property plane. Noise levels up to this limit could be generated during the following hours: between 7:30 a.m. and 6:00 p.m., Monday through Friday, and between 9:00 a.m. and 5:00 p.m. on Saturday. Since Saratoga designates West Valley College in a residential zone, the EIR impact analysis has applied the residential construction requirements to this project. If construction occurs during any other hours, the residential noise limits outlined below would apply:

Land Use	Daytime	Evening	Nighttime
Residential Zoning Districts			
- Outdoor	60 dBA	50 dBA	45 dBA
- Indoor	45 dBA	35 dBA	30 dBA

The following daytime and evening noise limits are specified in Section 7-30.040 of the Saratoga Noise Ordinance for school uses and have been applied to determine the project’s noise compatibility:

Land Use	Daytime	Evening	Nighttime
School Uses			
- Outdoor	50 dBA	45 dBA	45 dBA
- Indoor	35 dBA	30 dBA	30 dBA

- *Speech Interference.* Speech interference is an indicator of impact on typical daytime and evening activities. A speech interference criterion, in the context of impact duration and time of day, is used to identify “substantial” increases in noise from temporary construction activities. Noise peaks generated by construction equipment could result in speech interference in adjacent buildings if the noise level in the interior of the building exceeds 45 to 60 dBA.³ A typical building can reduce noise levels by 25 dBA with the windows closed (USEPA 1974). This noise reduction could be maintained only on a temporary basis in some cases, since it assumes windows must remain closed at all times. Assuming a 25-dBA reduction with the windows closed, an exterior noise level of 70 dBA at receptors would maintain an acceptable interior noise environment of 45 dBA. It should be noted that such noise levels would be sporadic rather than continuous in nature, because different types of construction equipment would be used throughout the construction process.
- *Noticeability of Traffic Noise Increases.* A determination of whether the incremental noise increase associated with project-related traffic increases would be noticeable. A 10-dBA incremental noise increase is perceived by most people to be a doubling in the loudness of a sound. A 5-dBA increase is readily noticeable, while a 3-dBA increase is barely noticeable to most people. Although the Noise Ordinance allows the generation of any noise event up to 6 dBA above the ambient in any residential zoning district, a threshold of more than 3 dBA (barely noticeable) will be considered a significant noise impact.

Construction Noise

Impact 4.7-1: Project construction would result in temporary short-term noise increases due to the operation of heavy equipment. (Temporarily Significant)

Development of the proposed project would result in short-term noise increases due to construction of planned projects. During project construction, temporary noise increases would result from the operation of heavy equipment. Construction noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between noise source and receptor, and presence or absence of barriers between noise source and receptor. To estimate probable noise impacts, typical equipment and construction techniques are assumed.

Construction noise sources range from about 76 to 85 dBA (Leq) at 50 feet for most types of construction equipment, and levels of about 88 to 89 dBA for certain types of earthmoving equipment (scrapers, pavers) and impact equipment (jack hammers). Although the highest construction-related noise levels are typically generated by rock drills and pile drivers (which can generate noise peaks of approximately 98 and 101 dBA at 50 feet, respectively), such equipment would not be used for this project. The rate of attenuation is about 6 dBA for every doubling of distance from a point source. Typical noise levels at 50

³ For indoor noise environments, the highest noise level that permits relaxed conversation with 100% intelligibility throughout the room is 45 dBA. Speech interference is considered to become intolerable when normal conversation is precluded at 3 feet, which occurs when background noise levels exceed 60 dBA. For outdoor environments, the highest noise level that permits normal conversation at 3 feet with 95% sentence intelligibility is 66 dBA (USEPA, 1974).

and 100 feet from the noise source for several types of construction equipment that could be used for this project and potential noise attenuation with feasible noise controls are shown in Table 4.7-2.

Noise Ordinance Compliance. As indicated in Table 4.7-2, typical construction noise levels (without use of feasible noise controls) for most construction equipment exceed the City's Noise Ordinance 83-dBA noise limit at 25 feet (equivalent to 77 dBA at 50 feet). However, typical levels can be reduced to comply with the City's 83-dBA noise limit with implementation of feasible noise controls. The only exceptions are pile drivers, rock drills, and pneumatic tools. Use of pile drivers and rock drills is not proposed for construction/renovation of project buildings. Although pneumatic tools could be used, building construction setbacks from all adjacent/nearby residential receptors would be adequate (more than 100 feet) to meet the City's 86-dBA noise limit at campus boundaries.

Speech Interference Effects. While project-related construction activities could meet the City's Noise Ordinance requirement with implementation of feasible noise controls, noise impact can also be assessed by evaluating whether affected receptors can conduct normal daytime activities without significant disruption. In order to evaluate such an impact, the project's estimated maximum construction noise levels have been compared to a Speech Interference Criterion as described above. Since implementation of the LRDP would result in construction activities occurring at different locations on campus over the next ten years, the potential for noise impact would vary with the type and location of planned projects. Interior remodeling projects (planned in 12 campus buildings) would involve activities that occur primarily inside the buildings. Exterior noise would relate primarily to deliveries and any activities in designated outdoor staging areas, if they are necessary. Maintenance projects would involve interior and exterior work. Such work would be limited in scope (repairing exterior walls or roof systems) and generally would not involve use of heavy construction equipment, thereby minimizing the potential for noise disturbance. Projects involving building demolition and new construction would have the highest potential for noise impact. These projects would be longer in duration and involve operation of heavy equipment, thereby increasing the potential for noise disruption. In addition, these projects would have the potential to disrupt any nearby campus activities.

Demolition, demolition and rebuild, expansion, and new construction projects are located primarily in the central campus area except for the Information Systems Building as indicated in Figure 4.7-1. This figure shows that each project would have the potential to affect some residential receptors more than others due to its location. Therefore, receptors were separated by location and the distance between the closest receptor to the south, southeast, east, north, and west and the closest project to each of these receptors was determined. Estimated maximum construction noise levels at each of receptor location are presented in Table 4.7-3. These noise levels are considered worst-case and conservatively high since they do not include reductions that would occur from topography or noise barriers such as fencing or intervening buildings.

Table 4.7-2

Construction Equipment Noise Levels and Abatement Potential

Equipment	Noise Level (Leq) at 50 Feet in dBA		Noise Level (Leq) at 100 Feet in dBA	
	Without Controls	With Controls	Without Controls	With Controls
<i>Earthmoving</i>				
Front Loaders	79	75	73	69
Backhoes	85	75	79	69
Dozers	80	75	74	69
Tractors	80	75	74	69
Graders	85	75	79	69
Trucks	91	75	85	69
<i>Materials Handling</i>				
Concrete Mixer	85	75	79	69
Concrete Pump	82	75	76	69
Crane	83	75	77	69
Derrick	88	75	82	69
<i>Stationary</i>				
Pumps	76	75	70	69
Generator	78	75	72	69
Compressors	81	75	75	69
<i>Impact</i>				
Pile Drivers	101	95	95	89
Rock Drills	98	80	92	74
Jack Hammers	88	75	82	69
Pneumatic Tools	86	80	80	74
<i>Other</i>				
Saws	78	75	72	69
Vibrators	76	75	70	69

¹ Estimated levels obtainable by selecting quieter procedures or machines and implementing noise-control features requiring no major redesign or extreme cost (e.g., improved mufflers, equipment redesign, use of silencers, shields, shrouds, ducts, and engine enclosures).

Source: USEPA 1971

Table 4.7-3
Maximum Construction Noise Levels at Closest Residential Receptors

Receptor Location	Closest Construction Project	Maximum Noise Source	Ref. Hourly Leq in dBA @ 50 Feet	Minimum Source-Receptor Distance	Distance Adjustment	Adjusted Leq	Daytime Ambient	Exceeds Ambient?	With Feasible Controls	Mitigated Leq	Exceeds Ambient?	Exterior Speech Interference Criterion	Exceeds Criterion?
Residences to the South - North of San Marcos Rd.	Demolish Information Systems Building & Construct New Building to the South	Earthmoving Equipment	85	670	-23	62	55	Yes	-10	52	No	70	No
		Trucks	91	55	-1	90	55	Yes	-16	74	Yes	70	Yes
		Materials Handling	85	670	-23	62	55	Yes	-10	52	No	70	No
		Stationary Equipment	81	670	-23	58	55	Yes	-6	52	No	70	No
		Impact Equip.	88	670	-23	65	55	Yes	-8	57	Yes	70	No
Residences to the Southeast - West of Chester Ave. (Closest Residence 50 Feet from Campus Boundary)	Demolish Information Systems Building & Construct New Building to the South	Earthmoving Equipment	85	150	-10	75	54	Yes	-10	65	Yes	70	No
		Trucks	91	75	-4	87	54	Yes	-16	71	Yes	70	Yes
		Materials Handling	85	150	-10	75	54	Yes	-10	65	Yes	70	No
		Stationary Equipment	81	150	-10	71	54	Yes	-6	65	Yes	70	No
		Impact Equip.	88	150	-10	78	54	Yes	-8	70	Yes	70	No
Residences to the East - Along Short Hill Court	Remodel & Expand Library/Television	Earthmoving Equipment	85	575	-21	64	54	Yes	-10	54	No	70	No
		Trucks	91	275	-15	76	54	Yes	-16	60	Yes	70	No
		Materials Handling	85	575	-21	64	54	Yes	-10	54	No	70	No
		Stationary Equipment	81	575	-21	60	54	Yes	-6	54	No	70	No
		Impact Equip.	88	575	-21	67	54	Yes	-8	59	Yes	70	No
Residences to the East - West End of Camino Barco	Demolish & Rebuild Art Labs	Earthmoving Equipment	85	425	-19	66	54	Yes	-10	56	Yes	70	No
		Trucks	91	200	-12	79	54	Yes	-16	63	Yes	70	No
		Materials Handling	85	425	-19	66	54	Yes	-10	56	Yes	70	No
		Stationary Equipment	81	425	-19	62	54	Yes	-6	56	Yes	70	No
		Impact Equip.	88	425	-19	69	54	Yes	-8	61	Yes	70	No
Residences to the North - North of Allendale Ave.	Demolish & Rebuild Child Development Center	Earthmoving Equipment	85	500	-20	65	57	Yes	-10	55	No	70	No
		Trucks	91	75	-4	87	57	Yes	-16	71	Yes	70	Yes
		Materials Handling	85	500	-20	65	57	Yes	-10	55	No	70	No
		Stationary Equipment	81	500	-20	61	57	Yes	-6	55	No	70	No
		Impact Equip.	88	500	-20	68	57	Yes	-8	60	Yes	70	No

Table 4.7-3 (Cont'd)
Maximum Construction Noise Levels at Closest Residential Receptors

Receptor Location	Closest Construction Project	Maximum Noise Source	Ref. Hourly Leq in dBA @ 50 Feet	Minimum Source-Receptor Distance	Distance Adjustment	Adjusted Leq	Daytime Ambient	Exceeds Ambient?	With Feasible Controls	Mitigated Leq	Exceeds Ambient?	Exterior Speech Interference Criterion	Exceeds Criterion?
Residences to the West - West of Fruitvale Ave.	Construct Fox Center	Earthmoving Equipment	85	750	-24	61	56	Yes	-10	51	No	70	No
		Trucks	91	185	-11	80	56	Yes	-16	64	Yes	70	No
		Materials Handling	85	750	-24	61	56	Yes	-10	51	No	70	No
		Stationary Equipment	81	750	-24	57	56	No	-6	51	No	70	No
		Impact Equip.	88	750	-24	64	56	Yes	-8	56	Yes	70	No
Redwood Middle School - West of Fruitvale Ave.	Demolish Carlson House	Earthmoving Equipment	85	620	-22	63	56	Yes	-10	53	No	70	No
		Trucks	91	185	-11	80	56	Yes	-16	64	Yes	70	No
		Materials Handling	85	620	-22	63	56	Yes	-10	53	No	70	No
		Stationary Equipment	81	620	-22	59	56	No	-6	53	No	70	No
		Impact Equip.	88	620	-22	66	56	Yes	-8	58	Yes	70	No
Residences to the North - North of Allendale Ave.	Reconfigure campus entries & develop new vehicle access to Theater Arts area.	Earthmoving Equipment	85	120	-8	77	56	Yes	-10	67	Yes	70	No
		Trucks	91	120	-8	83	56	Yes	-16	67	Yes	70	No
		Materials Handling	85	120	-8	77	56	Yes	-10	67	Yes	70	No
		Stationary Equipment	81	120	-8	73	56	Yes	-6	67	Yes	70	No
		Impact Equip.	88	120	-8	80	56	Yes	-8	72	Yes	70	Yes

Notes: Reference noise levels represent the highest noise level by equipment type (without controls) listed in Table 4.7-2 at 50 feet, while noise control adjustments represent the difference between the highest noise levels listed in Table 4.7-2 with controls versus without controls. The distances listed under "Distance Adjustment" represent the minimum distances between the closest receptors and the closest sides of buildings that are proposed to be demolished, renovated, expanded, or constructed.

SOURCE: Geier & Geier Consulting, Inc. 2005

As indicated in Table 4.7-3, operation of construction equipment at the various closest projects to the adjacent residential receptors would exceed daytime ambient noise levels at these residences, and it is likely that construction noise would be audible at these receptors. However, most construction noise would not exceed the Speech Interference Criterion at the closest residential receptors and therefore, would be less than significant with the exception of: (1) the Information Systems Building and P.E. Complex projects (including pool renovation); (2) truck operations along East/South College Circle and Allendale Avenues; and (3) access improvement projects along Allendale and Fruitvale avenues. With implementation of feasible noise controls at all projects (required to comply with the City Noise Ordinance), maximum construction noise levels could be reduced to below daytime ambient noise levels at all receptor locations except for the following:

- One Residence on Chester Avenue (east of new Information Systems Building and southeast of P.E. Complex and pool): With or without noise controls, this residence would be subject to noise levels that exceed daytime ambient noise levels when demolition and construction activities occur at the P.E. Complex and Information Systems Building. At this residence, maximum noise levels would be audible and would exceed the 70-dBA Speech Interference Criterion. Therefore, construction noise would be temporarily significant at this residence. However, implementation of feasible noise controls listed under Mitigation Measure 4.7-1 would reduce noise levels to less-than-significant levels; Table 4.7-3).
- Two Residences at the end of Camino Barco: With or without noise controls, these residences would be subject to noise levels that exceed daytime ambient noise levels when demolition and construction activities occur at the Child Development Center, Art Labs, Art Studios, and Library/Television Building. At these residences, maximum noise levels would be audible but would not exceed the 70-dBA Speech Interference Criterion, and therefore, would be less than significant.
- Trucks: Table 4.7-3 shows that that highest estimated noise levels at adjacent receptors would result primarily from use of trucks on South College Circle, East College Circle, Allendale Avenue and Fruitvale Avenue, which are located closer to residential receptors than project buildings. While noise levels for trucks listed in Table 4.7-3 represent noise from a single passing truck, the impact analysis must also consider the noise impacts associated with use of these access roads by numerous construction-related trucks throughout the day. In general, the effect of construction-related truck traffic would depend on the level of background noise already occurring at a particular receptor site and the frequency of truck passbys.

In quiet noise environments (Leq averaging 50 dBA), one truck per hour would be noticeable, even though such a low volume would not measurably increase noise levels. In slightly noisier environments (Leq averaging 60 dBA), the threshold level is higher, and it would take 10 trucks per hour to noticeably increase the noise exposure. In moderately noisy environments (Leq averaging 70 dBA), a noise increase would be perceptible with the addition of 100 trucks per hour. (Caltrans

1989). Since daytime ambient noise levels in the vicinity of residences located east of the campus is approximately 55 dBA or slightly higher and these residences are already subject to traffic noise on East/South College Circle), it is likely that campus construction projects could generate up to five trucks per hour on East/South College Circle and up to ten trucks per hour on Allendale or Fruitvale avenues without causing noise disturbance.⁴ Heavy truck use would be associated primarily with hauling away demolition materials, equipment/materials deliveries, and concrete placement for foundations. Since it typically takes a minimum of 10 to 15 minutes to fill a haul truck or unload a concrete delivery truck, this average truck volume is not expected to be exceeded when a single project is considered; however, it is possible that higher truck volumes could be generated if multiple projects were to occur on campus simultaneously. Assuming average truck volumes on local roadways do not exceed these threshold levels, truck noise would have a less-than-significant impact on adjacent receptors. Therefore, if recommended noise controls and truck operation restrictions are implemented, construction noise could be mitigated to a less-than-significant level at all adjacent receptors.

- Impact Equipment: Besides truck noise, Table 4.7-3 indicates that the highest construction-related noise levels could be attributed to use of impact equipment such as pile drivers, rock drills, jackhammers, and pneumatic tools. As indicated above, the College anticipates that pile drivers or rock drills would not be required to complete demolition and construction projects. Use of jackhammers would be sporadic, typically occurring only during initial phases of construction, not the entire duration of construction. Assuming operation of jackhammers does not occur closer than 150 feet from any residential receptor, estimated maximum noise levels associated with building construction would not exceed the Speech Interference Criterion and therefore, would be less than significant. Implementation of recommended feasible noise controls on impact equipment (e.g., using hydraulically or electrical powered equipment to avoid the noise associated with compressed-air exhaust from pneumatically powered tools) would help minimize the potential for noise disruption at the closest receptors.
- Driveway/Parking Lot Improvements. Realignment of campus entries on Fruitvale and Allendale avenues and development of a new vehicle access to the Theater Arts area would occur along the northern and western project boundaries. Campus entry, parking lot, and vehicle access improvements occurring along the northern and western perimeters of the site and would have the potential to affect residences across Allendale and Fruitvale avenues. Residences along Allendale Avenue are located as close as 120 feet while residences along Fruitvale Avenue are located a minimum of 240 feet from the edge of the parking lots. At 120 feet, noise levels from heavy equipment operation (with controls) would exceed ambient noise levels and could exceed the 70-dBA

⁴ According to the Saratoga Noise Element (1988), noise levels exceed 60 dBA within 176 feet of the Fruitvale Avenue centerline and 26 feet of the Allendale Avenue centerline.

Speech Interference Criterion by 2 dBA when jackhammers or paving equipment are operated (Table 4.7-3). Although exceedance of the 70-dBA criterion could occur at the closest residential receptors on Allendale Avenue, this impact would be limited in duration and would only occur when jackhammers and paving equipment are operated along the street frontage. Since equipment noise would still comply with the Saratoga Noise Ordinance noise limits and would be limited in duration at affected receptors, the estimated 2-dBA exceedance is considered to be less than significant assuming feasible noise controls specified in Mitigation Measure 4.7-1 are implemented.

While Table 4.7-3 identifies the noise impacts of the closest demolition and construction projects to each receptor location, it should be noted that the other planned demolition and construction projects would have relatively less impacts. For residents to the south and southeast, the Information Systems Building project would be the closest project (425 to 670 feet away) and all other projects would be located more than 850 feet away so that construction noise levels could be maintained below daytime ambient noise levels with implementation of feasible noise controls. Similarly, the closest project to residents to the west would be the Fox Center project (750 feet away), and all other projects would be located over 900 feet away. The closest building to Redwood Middle School buildings is the Carlson House (620 feet away). For residents to the north, the Child Development Center demolition/construction project, Math and Science Building addition project, and Applied Arts and Sciences Building renovation project would be the closest projects and all other projects would be located approximately 1,000 feet or more away. The closest projects to residents to the east would be the Library/Television expansion project as well as the Art Labs and Art Studios demolition and rebuild projects (425 to 575 feet away). Except for two residences at the end of Camino Barco, all other projects would be located approximately 1,000 feet or more away.

The only other projects that could be located closer to adjacent residential receptors would be proposed reconfiguration of parking lots along the northern and western margins of the campus, resurfacing of the running track and improvement of irrigation and drainage on practice fields in the southern margin of the campus. Such improvements are anticipated to be shorter in duration and involve less heavy equipment than building demolition/construction projects. Therefore, these activities are not expected to significantly affect adjacent receptors, if construction activities comply with Noise Ordinance limits.

Mitigation Measure 4.7-1: The District will incorporate the following measures into specifications for all construction projects:

- a. Comply with the Saratoga Noise Ordinance including the following noise limits: 83 dBA at 25 feet or 86 dBA at any point outside the property plane. Use the best available noise control techniques (including mufflers, intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds) for all equipment and trucks in order to comply with these limits and ensure that maximum construction noise levels do not exceed the 70-dBA Speech Interference Criterion at the closest residential receptors.

- b. Limit construction activities (including haul and concrete truck operations) to the hours specified in the Noise Ordinance, which are as follows: between 7:30 a.m. and 6:00 p.m., Monday through Friday, and between 9:00 a.m. and 5:00 p.m. on Saturday. Do not allow construction on Sundays or weekday holidays. If construction occurs during any other hours, the residential noise limits outlined below should apply:

Land Use	Daytime	Evening	Nighttime
Residential Zoning Districts			
- Outdoor	60 dBA	50 dBA	45 dBA
- Indoor	45 dBA	35 dBA	30 dBA

- c. If impact equipment (e.g., jack hammers, pavement breakers, or rock drills if needed) is used during project construction, employ hydraulically or electrical powered equipment wherever possible to avoid the noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatically powered tools is unavoidable, use an exhaust muffler on the compressed-air exhaust (a muffler can lower noise levels from the exhaust by up to about 10 dBA). Use external jackets on the tools themselves, where feasible, which could achieve a reduction of 5 dBA. Use quieter procedures, such as drilling rather than impact equipment, whenever feasible.
- d. Locate stationary noise sources as far from sensitive receptors as possible. If they must be located near existing receptors, ensure adequate muffling (with enclosures) to meet the Saratoga Noise Ordinance limits.
- e. Locate material stockpiles as well as maintenance/equipment staging and parking areas as far as practicable from residential receptors.
- f. Designate a complaint coordinator responsible for responding to noise complaints received during construction of each planned project. Post the name and phone number of the complaint coordinator conspicuously at construction areas. This person will be responsible for taking steps to resolve complaints, including periodic noise monitoring, if necessary. If construction noise is found to exceed ordinance limits, require the contractor to change work procedures to reduce noise to acceptable levels.
- g. Avoid operation of haul and delivery trucks on East College Circle, South College Circle, Allendale Avenue, and Fruitvale Avenue to access construction site to the extent feasible. Trucks should be directed to stay in campus parking lots as long as possible before accessing public streets. Truck volumes from all construction projects occurring on campus at any given time shall not exceed an average of five trucks per hour on East/South College Circle and ten trucks per hour on Allendale and Fruitvale avenues.

Impact Significance After Mitigation: Less than significant.

Operational Noise

Impact 4.7-2: Traffic increases on local roadways due to projected increases in student enrollments and cumulative development would increase noise levels along these roads. (Less than Significant)

The project would result in traffic and associated noise increases on local roadways serving the site. Using noise modeling techniques specified by the Federal Highway Administration (FHWA-RD-77-108 with updated California Vehicle Noise Emission [CALVENO] factors) and traffic volumes in this report, existing and future noise levels on local roadways were estimated and they are presented in Table 4.7-4. Traffic noise increases due to the project would be less than 1 dBA over existing and future levels. Such incremental increases would not be considered significant when compared to the Noticeability Significance Criterion outlined above.

Mitigation Measure 4.7-2: None required.

Impact 4.7-3: Implementation of the LRDP would not significantly increase noise generated on campus except possibly at the Information Systems Building. (Potentially Significant)

Implementation of the LRDP would result in relocation of some campus departments from one building to another. Except for the Information Systems Building, all existing and planned campus uses would be located in the central area of the campus away from adjacent residential receptors. In addition, project implementation would modify programmed use of campus buildings, which primarily involve indoor activities. Existing parking lots along the campus periphery would not be changed under the proposed LRDP. As part of the P.E. Complex remodel and expansion project, the existing pool would be renovated, the running track would be resurfaced, and irrigation/drainage would be improved on practice fields. Since programmed use of these fields is not expected to significantly change with implementation of the LRDP, there would be no significant in noise due to use of these fields.

The Information Systems Building is proposed to be demolished and relocated on the adjacent area to the south, which is currently developed with sand volleyball courts. Such relocation would increase proximity of campus buildings to adjacent residences located to the southeast and south. This building could be located as close as 150 feet from an existing residence located west of Chester Avenue and adjacent to the campus boundary. Heating, ventilation, and air conditioning systems can generate continuous noise levels of 60 to 75 dBA (Leq) at 50 feet, depending on the location, size of the unit as well as the baffling or screening incorporated into the design. At 150 feet, mechanical equipment associated with the building could generate noise levels of 50 to 65 dBA (Leq), which could exceed existing ambient noise levels and the Saratoga Noise Ordinance exterior noise standards (listed above). Provision of a noise barrier around this equipment could reduce equipment-related noise impacts on

Table 4.7-4

Traffic Noise Increases

Road Link	Average Speed (mph)	Noise Level (Ldn) at 50 Feet from Roadway Centerline				
		Existing (2004)	Future (2015) - No Project	Change from Existing	Future (2015) + Project	Change from Existing
Allendale Ave. (East of Fruitvale)	35	62.6	62.9	0.3	63.3	0.7
Allendale Ave. (West of Quito)	35	62.2	62.5	0.3	62.8	0.6
Quito Road (South of Allendale)	30	64.9	65.3	0.4	65.4	0.5
<i>Campus Access Driveways</i>						
Allendale Ave. (West of Theater Way)	35	62.4	62.7	0.3	63.0	0.6
Allendale Ave. (East of Theater Way)	35	62.6	62.9	0.3	63.2	0.6
Theater Way (South of Allendale)	30	56.1	56.1	0.0	57.0	0.9
Allendale Ave. (West of Science Way)	35	63.2	63.5	0.3	63.8	0.6
Allendale Ave. (East of Science Way)	35	62.5	62.8	0.3	63.1	0.6
South College Circle (East of Fruitvale)	30	54.4	54.4	0.0	55.3	0.9
Noise Level (Ldn) at 100 Feet from Roadway Centerline						
Saratoga Road (East of Fruitvale)	40	65.7	66.1	0.4	66.3	0.6
Saratoga Road (East of Fruitvale)	40	63.6	64.1	0.5	64.1	0.5
Fruitvale Ave. (South of Saratoga)	35	62.4	62.7	0.3	63.0	0.6
Fruitvale Ave. (South of Allendale)	35	60.3	60.6	0.3	60.9	0.6
Fruitvale Ave. (North of Saratoga-Los Gatos Rd.)	35	57.2	57.5	0.3	57.8	0.6
<i>Campus Access Driveways</i>						
Fruitvale Ave. (North of Main Entrance)	35	60.3	60.6	0.3	61.0	0.7
Fruitvale Ave. (South of Main Entrance)	35	59.8	60.1	0.3	59.9	0.1
Fruitvale Ave. (North of S. College Circle)	35	59.2	59.5	0.3	59.7	0.5
Fruitvale Ave. (South of S. College Circle)	35	60.7	61.0	0.3	61.2	0.5
SOURCE: Geier & Geier Consulting, Inc. 2005						

residences to the east and south to a less-than-significant level. Although this building currently has a diesel-powered emergency generator located on the east side of the building, noise impact potential would remain unchanged since this generator would remain at its current location.

Implementation of the LRDP would result in development of a new access on Allendale Avenue at the eastern campus boundary, consolidation of campus accesses on Allendale and Fruitvale from six to four driveways, and realignment of campus accesses would be consolidated and the campus entries on Allendale and Fruitvale as part of project implementation. These circulation changes would cause minor variations in turning movement patterns at campus driveway intersections, but noise levels along Fruitvale and Allendale avenues (adjacent to the campus) and on campus roadways (East/South College Circle) would change by less than 1 dBA. Such incremental increases would not be considered significant when compared to the Noticeability Significance Criterion outlined above. In addition, noise levels along Theater Way and East/South College Circle are estimated to reach 55 to 57 dBA (CNEL) at 50 feet, which would not exceed the City's outdoor noise standard equivalent of 58 dBA (CNEL) for residential uses.

The proposed realignment of the Theater Way access to the eastern campus boundary would increase proximity of college-related traffic on Theater Way to the adjacent church. Future noise levels along this street are estimated to reach 57 dBA (CNEL) at 50 feet, and no significant noise conflicts are anticipated since this level is lower than estimated noise levels along Allendale Avenue. In addition, since most college-related traffic occurs on weekdays and church activities occur primarily on weekends, the proposed access reconfiguration is not expected to cause noise disruption of church-related weekend activities.

Mitigation Measure 4.7-3: To minimize the potential for noise impacts on adjacent residences to the east and south, noise attenuation measures should be incorporated into the design of the proposed Information Systems Building to ensure that the building's mechanical equipment comply with noise limits specified in the Saratoga Noise Ordinance. Noise from this equipment could be reduced by either locating this equipment on the northwest side of the building, possibly into the cut slope that occurs between the existing and proposed locations (the building and cut slope would provide an effective noise barrier) or by providing a noise barrier around the equipment (e.g., incorporating a barrier into rooftop screening if equipment is located on the roof).

Impact Significance After Mitigation: Less than significant.

Noise Compatibility of Project Buildings

Impact 4.7-4: Existing and future noise levels on the West Valley College campus would be compatible with proposed campus buildings when compared to City Noise Standards and State Land Use Compatibility Guidelines for Noise. (Less than Significant)

Table 4.7-1 indicates that existing noise levels on the West Valley College campus vary from 47 to 54 dBA (Leq) during the day (7 a.m. to 7 p.m.), 44 to 50 dBA (Leq) during the evening (7 p.m. to 10 p.m.), and 47 to 49 dBA (Leq) during the nighttime noise levels. It is estimated that noise levels on portions of the campus away from surrounding streets (where most campus buildings are located) are generally in the lower end of this range, while noise levels in areas of the campus near Fruitvale Avenue, Allendale Avenue, East/South College Circle, and campus parking lots are generally in the upper end of the measured range of noise levels. The lower end of the measured daytime and evening noise levels would be consistent with the City's outdoor noise standards of 50 dBA (day) and 45 dBA (evening) for schools. Since the school does not operate during the nighttime hours, consistency with this standard would not be pertinent.

State Land Use Compatibility Guidelines indicate that exterior noise levels of 60 dBA (CNEL) or less are considered normally acceptable for school uses and no noise mitigation is required. Measured noise levels on campus (54 to 57 dBA, CNEL) are normally acceptable for school uses and no noise mitigation is required.

Mitigation Measure 4.7-4: None required.

Cumulative Impacts

Impact 4.7-5: Cumulative construction noise impacts could result if planned construction projects occurred in the same vicinity at the same time. In addition, cumulative traffic increases on local roadways would increase noise levels along these roads. (Construction: Potentially Significant; Traffic: Less than Significant)

Construction. Cumulative construction noise impacts could result if construction of more than one of the planned projects occurred in the same vicinity at the same time. If this occurred some residential receptors could be subject to noise from more than one construction project at the same time. Planned construction schedules for each project are listed in Table 3-1. Although most interior remodeling projects would occur in 2010 or 2012, no significant cumulative noise impacts are anticipated since most construction work would be confined to inside existing buildings, minimizing the potential for noise impacts at neighboring residential receptors. The projects with the most potential for noise impacts would be those requiring exterior construction activities such as building demolition, building additions, and new building construction.

Table 3-1 indicates that the following projects are planned to begin in 2005: demolition of the Health Care and Information Systems buildings, pool renovation, and construction of the new Information Systems Building. The Health Care building is located in the center of campus, away from neighboring residential receptors. The other three projects would occur in the same vicinity, but construction of the new Information Systems Building would have to occur first, while pool renovation and demolition of the existing Information Systems building would follow. Although these projects are proposed to occur

somewhat sequentially rather than simultaneously, there could be some overlap. If heavy equipment were operated simultaneously for more than one project in the same vicinity, estimated noise levels listed in Table 4.7-3 for residences to the southeast (west of Chester Avenue) and south (north of San Marcos Road) could increase by approximately 1 dBA. Such cumulative noise levels would not exceed the Speech Interference Criterion except if trucks or impact equipment were operated simultaneously at two of the sites. Mitigation Measure 4.7-1g would limit combined truck operations for all campus construction projects occurring simultaneously to ensure potential cumulative truck noise impacts would be maintained at a less-than-significant level. Simultaneous operation of impact equipment at any of these sites would exceed the Speech Interference Criterion by approximately 1 dBA, which would be potentially significant. It is unlikely that operation of impact equipment at these three projects would occur simultaneously because the new Information Systems Building must be complete before the pool renovation or demolition of the existing Information Systems Building could occur. Nevertheless, Mitigation Measure 4.7-5 will restrict any potential simultaneous operation of impact equipment to avoid significant cumulative noise impacts.

Table 3-1 specifies planned construction schedules for demolition, building additions and new building construction between 2006 and 2010. Construction of the Fox Center and the Math and Science Building addition and renovation are both planned for 2006, while the following projects are planned to begin in 2010: Campus Center expansion, P.E. expansion/remodel, demolition of the EOPS building, and campus entries realignment are planned for 2010. Since the Fox Center and Math and Science Building projects are located in different areas of the campus, each project would affect different receptors (e.g., the Fox Center is located closest to residences to the west on Fruitvale Avenue, while the Math and Science Building is located closest to residences to the north on Allendale Avenue), minimizing the potential for any significant cumulative noise impacts on any particular receptors. Similarly, in 2010, the Campus Center would affect primarily residential receptors to the west, the P.E. expansion project would affect residential receptors to the south and southeast, while the EOPS Building is in the center of campus.

All planned roadway construction projects (including realignment of campus entries) are scheduled to occur in 2010 or after. Campus entry and vehicle access improvements would occur along both campus' street frontages, potentially affecting residences across Allendale and Fruitvale avenues. Since these projects are located in different locations along the street frontages, each project would affect different receptors, minimizing the potential for any significant cumulative noise impacts on any particular receptors.

Table 3-1 indicates that there are four demolition and two new construction projects scheduled for 2012: demolition of the Child Care Center, Learning Services, Art Labs and Art Studios, construction of a new Child Development Center, and expansion of Library. Of these, three buildings are located in proximity to each other and also near residential receptors: the Art Labs, Art Studios, and Library. If heavy equipment were operated simultaneously at the Art Lab and Art Studios sites (420, 575, and 610 feet away from the closest receptors, respectively), projected noise levels listed in Table 4.7-3 for residences

at the west end of Camino Barco would increase by approximately 1 to 2 dBA. Such cumulative noise levels would not exceed the Speech Interference Criterion, and therefore, would be less than significant. Mitigation Measure 4.7-1 will require implementation of feasible noise controls, which will help minimize the potential for noise impacts on residents to the east.

Operation. When traffic noise increases from background growth (reflected in future baseline noise increases) is considered with project-related traffic noise increases, the cumulative noise increases would be less than 1 dBA over existing levels (Table 4.7-4). Such incremental increases would not be considered significant when compared to the Noticeability Significance Criterion outlined above.

Mitigation Measure 4.7-5: Since construction of the new Information Systems Building, renovation of the pool, and demolition of the existing Information Systems Building is planned for 2005, impact equipment shall be operated only at one of these sites at any given time to avoid cumulative noise impacts resulting from simultaneous operation of impact equipment.

Impact Significance After Mitigation: Less than significant.

References - Noise

California Department of Transportation (Caltrans), 1989. Noise Technical Analysis Notes.

U.S. Environmental Protection Agency (USEPA), 1974. *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (Condensed Version)*. Washington D.C.

_____, 1971. *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*. Washington D.C.

4.8 CULTURAL RESOURCES

This chapter summarizes the findings of an archaeological field inspection and literature review that was completed for the proposed project by Holman & Associates in February 2003 and an Architectural Resources Survey Report completed in September 2004 by Scantlebury, Dill, and Duval. Copies of the Holman and Scantlebury reports, like other documents referenced in this EIR, are on file and are available for public review between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, at the Facilities Department of West Valley College at 140000 Fruitvale Avenue in Saratoga.

4.8.1 Environmental Setting

The West Valley College campus site consists of a 143-acre parcel of land located near the intersection of Fruitvale Avenue and Allendale Avenue in Saratoga. Fruitvale Avenue and Allendale Avenue border the campus property on the west and north, respectively. A church and residential uses occur east of the campus, and residential neighborhoods bound the college property to the south. Vasona Creek and its associated riparian zone generally bisect the campus property, with educational facilities located in the center of the site on both sides of the creek. Around the periphery of the campus are located extensive parking lot areas, sports fields, and recreational facilities that provide a buffer area between campus buildings and the residential neighborhoods adjoining the campus.

Archival Research of Archaeological Records

Archival research conducted for this project included an archaeological literature review (file no. 02-488) conducted at the Northwest Information Center (NWIC) located at Sonoma State University, a review of the map library at the University of California at Berkeley, and through personal communication with West Valley College's Dr. Linda King, who has extensive experience in California prehistoric archaeology.¹

Maps and records on file at the NWIC revealed that there are no recorded historic or prehistoric archaeological sites inside the campus borders, and none recorded within a quarter mile of the college. There have been two surveys which covered a portion of the property: in 1975 Stephen Dietz surveyed a small portion of the northwest corner of the property for the relocation of portable buildings with negative findings; in 1998 Barry Price surveyed a smaller area for a Pacific Bell facility at the southeastern corner of the campus, also with negative findings.

¹ Personal communication in January 2003 with Linda King regarding the archaeological resources potential for the West Valley College campus.

Field Survey

No evidence of cultural resources was discovered on the project site. This is in great part an artifact of the existing conditions: buildings, pavement and landscaping cover most of the project area, and the remainder is obviously an area which has been historically built up by the importation of both fill and gravel.

Holman & Associates conducted a visual inspection of the college campus over a two-day period to search for visible evidence of prehistoric occupation. While the majority of the campus is covered by a combination of paved parking lots, buildings and built up landscaping, there is a belt of open space extending through the center of the campus on either side of the creek that drains to the north. This belt supports mature oak trees and a riparian setting covered heavily by vines, blackberries and other plants. In general it appears that initial construction of the campus required grading to level the large parking lots on the western and southern portions of the campus, while the existing campus complex was built into the gently sloping fields, which fall in elevation to the north. Landscaping between the buildings appears to be either built up or at pre-construction grades.

Where visible, the ground was inspected for any evidence of aboriginal use and/or occupation. Such indicators would include but not be limited to darker than surrounding soils containing evidence of fires (ash, charcoal, fire altered rock and earth), concentrations of stone, bone and both salt and fresh water shellfish, and artifacts of these materials.

Of the total landmass inside the campus borders, only a small area surrounding mature trees actually exhibits what are probably native soils, comprised of a light brown to gray clay with little developed topsoil, except along the creek banks. The banks of the creek drainage and its small tributary exhibit some exposed soil, but in general these areas are covered by dense vegetation making a visual inspection unreliable.

Historical Resources

The West Valley-Mission Community College District commissioned the preparation of an Architectural Resources Survey Report for the Cowan-Carlson House on the West Valley College campus. The College intends to demolish the building, which now stands empty in the center of the northwest corner of the campus. A copy of this report is on file at the General Services Department of West Valley College.

The purpose of the report was to study the historic and architectural significance of the building, and to determine if it is an “historical resource” for the purposes of the California Environmental Quality Act (CEQA), in accordance with Section 15064.5(a)(2-3) of the *CEQA Guidelines*, using the criteria outlined in Section 5024.1 of the California Public Resources Code (PRC).

Additionally, as the College is a public California community college, and recipient of State funding, this property is subject to PRC 5024.5(f), which prohibits the College from undertaking any action that might alter a building or structure over fifty years of age prior to its determination of eligibility for inclusion in the California Register of Historic Places.

Research and Field Methods. Archival research was conducted by Charlene Duval in April and May, 2004. Repositories visited included the California Room of the Martin Luther King, Jr. Public Library, the Santa Clara County Recorder and Surveyor Offices, as well as her personal library. Duval also conducted interviews with persons knowledgeable of the history of the Cowan-Carlson House, including architectural historian Gary A. Goss, and Robert S. Cowan's daughter and son-in-law, Mary V. and John Allen. An architectural survey was conducted by Leslie Dill on August 8, 2004. The buildings and landscape were photographed during the survey, and field notes were taken. The results were then compiled by Meg Scantlebury, who also provided the general historical context of the region and San Francisco Bay Area architecture.

Historic Significance. Based on a visual assessment of the architectural qualities of the subject property, the Cowan-Carlson House appears to be individually eligible for the California Register. After applying the four criteria of significance and the seven aspects of integrity to the property, it has been determined that the property appears to be a historic resource for the purposes of CEQA, at both local and state levels.

Under eligibility Criterion 3,² the house is considered to be an excellent example of Monterey-style architecture in the context of early twentieth-century residential architecture, and especially as the work of a master, prominent West Coast architect, Warren Porter Skillings. Although the loss of original features, compounded by neglect, has resulted in the building's loss of integrity, enough character-defining features remain to adequately communicate its architectural style and period of construction.

Paleontological Resources

In order to determine the potential occurrence of paleontological resources on the West Valley College campus, the University of California, Berkeley Museum of Paleontology staff and records were consulted for information concerning known resources in the vicinity of the college. A record search of the Museum's files indicates that two resource sites are located approximately 1.4 miles southwest and 2.2 miles west of the campus, respectively. The records indicate that these resources were uncovered in the older Santa Clara geologic formation to the west of the campus, while the college campus is situated on the younger Alluvial Fan formation of the valley floor. These characteristics in conjunction with the historic disturbance of the campus grounds for farming and current development for educational facilities would indicate a low sensitivity for paleontological resources occurring on the project area.

² Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

4.8.2 Conformance with Local Plans and Policies

Saratoga General Plan

General Plan Policies	Project Analysis
<i>Conservation Element</i>	
<i>CO.5.0: Protect historical and archaeological values and significant geographic landmarks from destruction by development whenever possible.</i>	<i>This goal and its supporting policies identify direction and guidance in the conservation of historical, archaeological, and geographic landmarks under City jurisdiction. The Element's policies specifically address two resources requiring special treatment in the land use planning process. The goals and policies of the Element do not include specific reference to the Cowan-Carlson House on West Valley College campus.</i>
<i>CO.5.1: The natural beauty of the ridgelines shall be protected as prescribed in the Northwestern Hillside Specific Plan. Only minimum cut and fill should be permitted.</i>	
<i>CO.5.2: Encourage the preservation of the Saratoga School building on Oak Street for its historical value.</i>	<i>The LRDP proposes to demolish the Cowan-Carlson House to accommodate future facilities on the West Valley College campus. The District has determined that it is not possible to preserve this structure and attain the College's educational objectives concurrently.</i>

4.8.3 Potential Impacts and Mitigation Measures

Significance Criteria

Based upon the criteria presented in Appendix G of the *CEQA Guidelines*, the proposed project would need to be evaluated for its potential effects on cultural resources that could occur on the subject property and the significance of these potential impacts. The project would need to be evaluated for its potential to:

- Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5;
- Cause a substantial adverse change in the significance of a unique archaeological resource as defined in §15064.5;
- Directly or indirectly destroy a unique paleontological resource or site or unique geological feature;
- Disturb any human remains, including those interred outside of formal cemeteries.

CEQA §15064.5 provides extensive direction for the determination of significance in impacts to historical resources and unique archaeological and forms the basis for evaluating the potential effects of a project on these cultural resources. In general, the CEQA Guidelines define an “historical resource” as, among other things, “a resource listed or eligible for listing on the California Register of Historical Resources” (CRHR). (CEQA Guidelines, § 15064.5, subd. (a)(1); see also Public Resources Code §§ 5024.1, 21084.1.) A historical resource may be eligible for inclusion on the CRHR, as determined by the State Historical Resources Commission or the lead agency, if the resource:

- is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
- is associated with the lives of persons important in our past; or
- embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- has yielded, or may be likely to yield, information important in prehistory or history. (CEQA Guidelines, § 15064.5, subds. (a)(1), (a)(3).)

In addition, a resource is presumed to constitute an "historical resource" if it is included in a "local register of historical resources" unless "the preponderance of evidence demonstrates that it is not historically or culturally significant." (CEQA Guidelines, § 15064.5, subd. (a)(2).) Archaeological resources can sometimes qualify as "historical resources."

In addition, the State CEQA Guidelines require consideration of unique archaeological sites (§15064.5). (See also Public Resources Code § 21083.2.) An "unique archaeological resource" is defined as "an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information. (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type. (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person." (§ 21083.2(h).)

If an archaeological site does not meet the criteria for inclusion on the CRHR but does meet the definition of a unique archeological resource as outlined in the Public Resource Code (§21083.2), it is entitled to special protection or attention under CEQA. Treatment options under §21083.2 of CEQA include activities that preserve such resources in place in an undisturbed state. Other acceptable methods of mitigation under §21083.2 include excavation and curation or study in place without excavation and curation (if the study finds that the artifacts would not meet one or more of the criteria for defining a "unique archaeological resource").

Public Resources Code §15064.5(e) of the State CEQA Guidelines requires that excavation activities be stopped whenever human remains are uncovered and that the county coroner be called in to assess the remains. If the county coroner determines that the remains are those of Native Americans, the Native American Heritage Commission must be contacted within 24 hours. At that time, §15064.5(d) of the State CEQA Guidelines directs the lead agency to consult with the appropriate Native Americans as identified by the Native American Heritage Commission and directs the lead agency (or applicant), under certain circumstances, to develop an agreement with the Native Americans for the treatment and disposition of the remains.

For historic structures, §15064.5(b)(3) of the State CEQA Guidelines indicates that a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), shall mitigate impacts to a level of less than significant. Potential eligibility also rests upon the integrity of the resource. Integrity is defined as the retention of the resource's physical identity that existed during its period of significance. Integrity is determined through considering the setting, design, workmanship, materials, location, feeling and association of the resource.

Impacts on Archaeological Resources

Impact 4.8-1: Construction activities proposed by the LRDP could disturb unknown subsurface cultural resources. (Potentially Significant)

No visible evidence of archaeological materials was discovered during the field inspection of the campus. Since much of the campus is covered either by buildings, pavement and historically landscaped open areas, the issue of concern to future development is the potential for the discovery of buried or obscured archaeological materials, possibly including "unique archaeological resources" or "historical resources," in those areas where development will require earthmoving.

Elements of the proposed LRDP that would require earthmoving and disturbance of landscaped or developed areas include: the new Information Systems Building, new Fox Center, Science and Math Building addition, Campus Center expansion, Library expansion, new Child Development Center, and P.E. Complex addition, which will require some grading. These areas were inspected for archaeological material, but conditions precluded a useful visual inspection. Holman & Associates concluded that there is still a moderate possibility that future construction-related earthmoving could unearth and disturb prehistoric archaeological materials related to exploitation of creekside resources.

Mitigation Measure 4.8-1: The following mitigation measures will be required to reduce potential cultural resources impacts to a less-than-significant level:

- a. Prior to commencement of any actual construction activities, a program of mechanical subsurface testing shall be undertaken in any areas that appear to have original soils to test for the presence or absence of archaeological deposits.
 - In the event that any archaeological deposits and/or paleontological resources are identified inside potential construction zones, it will be necessary to accurately map their area extent and depth below the surface and to formally record them on California Department of Parks and Recreation Primary archaeological site forms.

- If it is determined that identified resource deposits will be impacted by actual construction activities which cannot be avoided, it will be necessary to complete an evaluation of the scientific importance of the deposit through hand excavation as is required under current CEQA guidelines. Any deposit determined to be significant (i.e., either an “unique archaeological resource” or an “historical resource”) will then be subject to mitigation of impacts to the extent feasible.
- b. Mitigation of impacts to unique archaeological resources or historical resources should be achieved, if feasible, by project redesign to eliminate actual disturbance. If such redesign is not feasible, mitigation should include the following measures:
- Additional hand excavation for the purpose of data recovery should be combined with a program of archaeological monitoring of all construction related soil removal inside archaeological site borders to insure that significant archaeological materials and information are recorded and/or removed before work recommences, and to insure that human remains have been identified.
 - In the event that human remains are encountered during project construction, work within 50 feet of the remains shall stop immediately, and the County Coroner’s Office shall be immediately notified. If the Coroner’s office determines the remains to be Native American in origin, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The District shall also retain a professional archaeologist with Native American burial experience, who shall conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC who responds in a timely manner (i.e., within 24 hours after being notified by NAHC). As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant including the excavation and removal of the human remains. The District shall consult with the Most Likely Descendant, if any, identified by the NAHC who responds in a timely manner (i.e., within 24 hours after being notified by NAHC). The District will be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The District shall implement approved mitigation before to the resumption of activities at the site where the remains were discovered.

Impact Significance After Mitigation: Less than significant.

Impacts on Historical Resources

Impact 4.8-2: The LRDP proposes to demolish the historic Cowan-Carlson House to accommodate future campus facilities. (Potentially Significant)

The assessment of the historic and architectural significance of Cowan-Carlson House determined that it is an historical resource for the purposes of the California Environmental Quality Act (CEQA), in accordance with Section 15064.5 (a)(2-3) of the CEQA Guidelines, and using the criteria outlined in

Section 5024.1 of the California Public Resources Code. The building and associated landscape appear to be historical resources for the purposes of CEQA, for they do appear to be significant at the local and state levels under the eligibility criteria. The demolition of this building and elimination of the setting would constitute a substantial adverse change to the historical resource such that the significance of the historical resource would be impaired [PRC 5020.1(q)].

Should the College implement its plans to demolish the building, the loss would be significant and could not be mitigated to a less-than-significant level. If relocation is the only feasible alternative to demolition, a compatible location needs to be selected so that the building retains its historic significance.

It is recommended that the College immediately begin consultation with the State Office of Historic Preservation with regards to its plans for the future of the Cowan-Carlson house. In most cases, the use of drawings, photographs, and/or displays does not mitigate the physical impact on the environment caused by demolition or destruction of a historical resource (14CCR 15126.4(b)). However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. In this context, recordation serves a legitimate archival purpose. The level of documentation required as mitigation should be proportionate with the level of significance of the resource. Because this property is under the ownership of a public California Community College, it is required that, in accordance with PRC 5024.5, the College submit to the State Historic Preservation Officer for comment documentation for any project having the potential to affect historical resources listed in or potentially eligible inclusion in the National Register of Historic Places or registered as or eligible for registration as a state historical landmark. Mitigation of past actions to the house and future treatment of this resource is recommended below.

Mitigation Measure 4.8-2: Mitigation of significant impacts must lessen or eliminate the physical impact that the project will have on the historical resource. This is often accomplished through the redesign of a project to eliminate the objectionable or damaging aspects of the project, if possible. The proposed project under consideration is the implementation of the LRDP, which specifies the demolition of the Cowan-Carlson House. Potential modifications of the plan include the following actions:

- a. Relocation of the historical building. Relocation of a historical resource may constitute an adverse impact to the resource, depending on the nature of the context and surroundings of the location to which the resource is moved. In situations where relocation is the only feasible alternative to demolition, relocation may mitigate below a level of significance provided that the new location is compatible with the original character and use of the historical resource and the resource retains its eligibility for listing on the California Register [14CCR4852(d)(1)]. The District should initiate discussions with Saratoga heritage organizations to assess the financial and technical feasibility of relocating the house to an appropriate site within the vicinity of the college. Potential locations include the Saratoga Heritage Orchard site, or similar remaining remnant orchard parcels close to the college. As an alternative, the District could:

- b. Restore the historic structure in situ. A historic structure report needs to be conducted by a qualified professional in accordance with the Secretary of the Interior's qualification standards. The intent of this report is to assess and record the building's current condition, identify important character-defining features, and define immediate steps to be taken to prevent continued loss of historic fabric. As defined in the historic structures report, prevention of continued degradation needs to be undertaken by the building's owner.
- c. The College could identify a use for the property that will enable the building to be restored or rehabilitated and become a useful building for the College community. Under the College's Applied Arts and Sciences Department, an Architectural curriculum is offered. Included in the four areas of study are history and practice/technical communication. A program using the building and site could be developed that would provide several years of valuable hands-on experience for the architecture students, as well as provide the campus with a useful, attractive building that honors the region's past.

Impact Significance After Mitigation: Less than significant if mitigation that would avoid any substantial change in the significance of the structure can be feasibly accomplished. It may be infeasible to retain the Carlson House. Presently, no student can be allowed in the Carlson House because this building is not Field Act Approved (DSA). The California Community College Chancellor's Office does not provide State Facility funds for improvement of older buildings that were not built by the State. As indicated in Chapter 3, the restoration of the Carlson House to Field Act compliance would not support the educational mission of the College and would also be cost prohibitive. If Mitigation Measure 4.8-2 proves infeasible due to cost considerations or for other reasons, the impact will remain significant and unavoidable.

References – Cultural Resources

- Dietz, Stephen, 1975. *Letter report for the relocation of 6 portable buildings in the northwest corner of the West Valley Campus*. On file, NWIC file no. S-4207.
- Price, Barry, 1998. *Cultural Resources Assessment of the Pacific Bell Mobile Services Facility Sf-621-03, Saratoga, Santa Clara County, California*. On file, NWIC file no S-20551.

4.9 PUBLIC SERVICES AND UTILITIES

4.9.1 Environmental Setting

Police Services¹

Public safety services for the West Valley College campus include police protection by the West Valley - Mission Community College District Police Department. The department is comprised of 21 law enforcement and civilian personnel. Staffing levels entail one chief, one lieutenant, one investigator, and six officers.² Additionally, the College employs eight parking enforcement officers and four administrative staff. The police chief and investigator are headquartered on the West Valley College campus, along with three officers. The District Police Department uses four patrol vehicles to provide patrol services for West Valley and Mission colleges; an unmarked sedan is also available for police protection activities.

Police protection on the campus includes two patrol shifts for the 19.5-hour period of 6:30 a.m. to 2:00 a.m. One officer staffs each vehicle patrol shift. From 2:00 a.m. to 6:30 a.m., the Santa Clara County Sheriff's Department provides police protection services. Calls for police assistance are routed to the Santa Clara County Communications Department for the dispatch of appropriate response personnel to incidents on the campus. The District Police Department has a mutual aid agreement with the Sheriff's Department. The Sheriff's Department office serving the campus is located at 1601 South De Anza Boulevard in Cupertino, approximately 3.5 miles from the college.

The activities of the District Police Department on the West Valley Campus are distributed over several building locations in addition to the main office in the Campus Center. The Department has indicated that space limitations at the Campus Center and the dispersion of Department staff on the campus reduce the efficiency of department operation at the campus.

Fire Protection Services

The Saratoga Fire District provides fire protection services to the West Valley College campus area. The District is a jurisdictional agency separate from the City of Saratoga, and operates under the provisions of Part 2.7 of Division 12 of the Health and Safety Code (Sections 13801 through 13999). The District has been reorganized several times; the latest reorganization in 1962 was in accord with Health and Safety Code sections 14001 through 14306 (Saratoga Fire Department 2005).

¹ Police Service issues are discussed here because they are of interest to the public and are important from a public policy standpoint. Because they do not involve impacts on the physical environment, however, these issues are not subject to CEQA requirements. (See *City of Pasadena v. State of California* (1993) 14 Cal.App.4th 810, 829-833.)

² Telephone communication on February 2, 2005 with Maggie Gould, Office Coordinator, West Valley College.

The Saratoga Fire District provides fire protection services to approximately 12 square miles encompassing one-half of the City of Saratoga and sections of the unincorporated areas to the south. Approximately 20,000 people reside within the service area. Annexation of the Bohlman Road and Mt. Eden Road areas has been completed, adding approximately 2,729 acres to the District service area (Saratoga Fire Department 2005).

The District employs 24 full-time firefighting personnel and approximately 25 volunteer firefighters. In addition, District staff includes a fire chief, a business manager, assistant chief, fire prevention inspector, an administrative assistant. The District maintains a fire station at 14380 Saratoga Avenue and operates two "on-line" Class A pump trucks (1,500 gallons per minute [gpm]), one reserve pump truck with equal capabilities, one command vehicle, a multipurpose truck which performs rescue and serves as an additional source of air and light, and two administrative cars. Fire protection services encompass three shifts per day; each shift is staffed with four personnel per engine for each of the two engines (Saratoga Fire Department 2005).

In the fall of 2002, the Fire Department retired its reserve engine and added a new Type I engine and a 4-wheel drive Type III/Rescue engine. The District has recently purchased all new SCBA (Self Contained Breathing Apparatus) equipment (Saratoga Fire Department 2005).

The District has RED NET capability, involving access to radio frequencies used in all mutual aid calls, and direct phone lines to County Communications. A back-up generator keeps all emergency equipment running in case of a power failure. Currently, the Santa Clara County Fire Department provides dispatch services for the Saratoga Fire District. The County Fire Department staff also currently fills the District's fire chief position on an interim basis (Saratoga Fire Department 2005).

To further enhance service to the community, the District administers an Early Warning Alarm System (EWAS). The EWAS is a city-mandated ordinance that requires a fire detection system in newly constructed homes over 5,000 square feet, remodeled homes expanded over 50% of the original square footage, any new construction in the Hazardous Hillside Area, and new commercial construction. The advantage of the system is its capacity to detect fires in the incipient stage and immediately notify the Saratoga Fire District through the combination telephone dialer and radio frequency transmitter. Currently there are approximately 700 alarm accounts on-line (Saratoga Fire Department 2005).

The West Valley College fire alarm system provides two mechanisms³ for reporting fire incidents. First, there are manual (hand pulled) alarms in all buildings. These alarms are connected to telephone dialers that report fire alarms to the Saratoga Fire District contract monitoring service in San Mateo. The monitoring center notifies the District immediately about the location of the fire alarm, specifically which building on campus has reported a fire incident. The District then responds to the fire alarm call.

³ Telephone communication on February 1, 2005 with Hall Netter, Fire Prevention Inspector, Saratoga Fire District.

A fire alarm initiated on campus also registers with a campus fiber optic network system that includes a separate set of dialers at a central location on-site. This central system alerts the District's monitoring service to initiate a response from the District's fire protection services.

The Saratoga Fire District dispatches an engine company once each year to inspect the campus fire protection facilities. The West Valley College campus also serves the Fire District through the provision of campus parking lots as a staging area for mutual aid drills with other fire protection agencies in the county; these drills are conducted annually. In the past, the campus parking lots have served as staging areas for District engine companies' response to wild land fires in the hillside areas of Saratoga. The Saratoga General Plan designates the West Valley College campus as one of three Primary Places of Assembly within the community in the event of disaster emergencies, such as wild land fires.

Fire flows to the campus are provided through a 10-inch water line located in Allendale Avenue. The campus operates a loop pipe system that connects to the 10-inch water line and carries fire flows throughout the campus. The District uses an access map provided by the College to respond to fire alarms from the campus.

Water Service

Water service to the project area is provided by the San Jose Water Company (SJWC). The company supplies domestic water to Los Gatos, Monte Sereno, San Jose, Campbell, Saratoga, and Cupertino. Water supply sources include ground water, mountain surface water, imported surface water, and the Cupertino Water System. Groundwater is pumped from over 100 wells that draw water from the Santa Clara Groundwater Basin. During 2000, groundwater pumped from deep wells was approximately 39 percent of SJWC's supply (San Jose Water Company 2005).

Imported surface water is provided by Santa Clara Valley Water District (SCVWD), a wholesale supplier. Surface water imported from the Sacramento-San Joaquin Delta and purchased from the SCVWD comprises 51 percent of SJWC's supply. A majority this water originates as Sierra snowmelt, and travels through the State and Federal water projects before treatment at the District's three treatment plants. A smaller portion is impounded in local reservoirs in Santa Clara County (San Jose Water Company 2005). As the wholesale water supplier for all of Santa Clara County, supplying more than 3,000 af of urban water annually, the Santa Clara Valley Water District (District) is required to prepare an UWMP. The District prepared an UWMP in 1985 and revisions in 1990, 1995, and 2001 for both District and regional water supply planning purposes. The UWMP describes SCVWD's service area, water use by customer class, water supply and demand, water service reliability and shortage response options, water transfer and exchange opportunities, water recycling efforts, and conservation measures.

Local mountain surface water is collected from the local watershed in the Santa Cruz Mountains, and treated at two treatment plants. Local surface water from the watershed in the Santa Cruz Mountains is 10 percent of SJWC's supply. The Company has indicated that there are no water supply constraints to providing new water service to the project area (San Jose Water Company 2005). Additionally, the Company's contracts for water supplies from its sources extend to 2051.

SJWC operates water service lines in the vicinity of the West Valley College campus. Presently, there are water service lines in Fruitvale Avenue, Allendale Avenue, and Harleigh Drive. Allendale Avenue contains a 12-inch water main, along with a 10-inch fire service line and a 6-inch general metered water line. Fruitvale Avenue carries a 6-inch domestic and irrigation water line. To the north of the campus and Allendale Avenue, Harleigh Drive contains a 10-inch fire service line and a 6-inch general metered water line.⁴

Wastewater Service

The West Valley Sanitation District (WVSD) provides wastewater collection and treatment services in the project area. Wastewater flows from the project area are collected and conveyed to the San Jose/Santa Clara County Water Pollution Control Plant. The Water Pollution Control Plant has the capacity to treat 167 million gallons of wastewater per day (mgd), with a treatment capacity of 1.95 mgd available in reserve.. It is located in Alviso, at the southernmost tip of the San Francisco Bay. Originally constructed in 1956, the Plant had the capacity to treat 36 mgd and only provided primary treatment. In 1964, the Plant added a secondary treatment process to its system. In 1979, the Plant upgraded its wastewater treatment process to an advanced, tertiary system (San Jose/Santa Clara Water Pollution Control Plant 2005).

Most of the final treated water from the San Jose/Santa Clara Water Pollution Control Plant is discharged as fresh water through Artesian Slough and into South San Francisco Bay. About 10 percent is recycled through South Bay Water Recycling pipelines for landscaping, agricultural irrigation, and industrial needs around the South Bay (San Jose/Santa Clara Water Pollution Control Plant 2005).

West Valley Sanitation District contracts with the San Jose/Santa Clara Water Pollution Control Plant for wastewater treatment and disposal. In this past year, the District collected and conveyed 11 million gallons per day of wastewater to the treatment plant. The plant, located on Zanker Road in north San Jose, treats the wastewater so that it can be safely discharged into the San Francisco Bay. The District accounts for approximately 10% of the treatment capacity at the plant (West Valley Sanitation District 2005).

The District was formed in 1948 as County Sanitation District No. 4 of Santa Clara County under the provisions of the California County Sanitation District Act. In 1988 the District changed its name to West

⁴ Telephone communication on January 25, 2005 with Jim Bariteau, San Jose Water Company.

Valley Sanitation District of Santa Clara County, to reflect its geographical service area (West Valley Sanitation District 2005).

Beginning with a population of 20,000 in 1948, the District now serves approximately 118,500 persons. The District's 1948 service area encompassed 23,000 acres. As unincorporated areas were absorbed into the City of San Jose, the district's service area gradually decreased to its current level of 18,477 acres, or approximately 29 square miles (West Valley Sanitation District 2005).

At the District's inception in 1948 its wastewater collection system consisted of twelve miles of sewer lines. At present the collection system maintained and operated by the District consists of 320 miles of main and trunk sewers and 182 miles of sewer laterals, for a total of 502 miles of sewer lines (West Valley Sanitation District 2005).

West Valley Sanitation District provides wastewater collection and disposal services for the cities of Campbell, Monte Sereno, Los Gatos, two-thirds of Saratoga, and the intervening unincorporated areas of the county in the West Valley. At present, there are sewer lines in Fruitvale and Allendale avenues serving the vicinity of the West Valley College campus.⁵

As indicated in the Initial Study for the proposed project, West Valley College is located within the Vasona Creek watershed. Runoff generated on the campus drains to surface drainage facilities that discharge into this creek and eventually into the San Francisco Bay. With respect to non-point sources of storm runoff, new, more stringent water quality regulations of the Clean Water Act have recently been triggered because the NPDES (National Pollution Discharge Elimination System) permit program has failed to protect beneficial uses of Santa Clara County's creeks and the South San Francisco Bay. Evidence includes violations of ambient water quality criteria, high concentrations of toxic substances, and fish consumption health advisories. These new regulations require that all discharges shall comply with Provision C.3, New and Redevelopment Performance Standards of Order No. 01-024 of the NPDES permit program.

Solid Waste

The Green Valley Disposal Company collects and disposes solid waste from West Valley College. The College has two commercial accounts with the Company for the collection of solid waste materials. The collection of materials from the College's 34 cubic yard (cy) compactor requires a roll-off container serviced on a weekly basis. A second collection of regular (non-compacted) waste is conducted with a standard front-load truck.⁶

⁵ Telephone communication on January 26, 2005 with Jonathan Lee, West Valley Sanitation District.

⁶ Telephone communication on January 25, 2005 with Reggie Williams, Green Valley Disposal Company.

For 2004, operation of the campus generated an average 59.5 cy of compacted solid waste per month; the college disposed of an average 13 cy of regular solid waste each month as well. Solid waste collection occurs on a weekly basis, with an additional pick-up of 40 cy of miscellaneous rubbish from the maintenance yard approximately twice a year.

The College participates in a recycling program that is also serviced by Green Valley Disposal. The Company collects an average 30.3 cy of recycled materials each month from the campus, with collection occurring once a week. Recyclable materials are transported to the Company's materials recycling facility in San Jose at Coleman Road and Camden Avenue.

Santa Clara County sponsors a hazardous waste clean-up program that is held once a year on the West Valley College campus. An independent contractor provides a vacuum truck to collect the hazardous materials for appropriate disposal and Green Valley Disposal hauls the containers to its facilities.

Solid waste collected from Saratoga is deposited in the Guadalupe Rubbish Disposal Site at 15999 Guadalupe Mines Road. The Disposal Site is a refuse landfill that has been in operation since 1931 and occupies the site of a former cinnabar mine. The landfill site is anticipated to operate until 2013 under its current permits.

The landfill has been assessed under the Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) program, but was not placed on the National Priority List for cleanup. At present, a methane gas recovery project is installed on the inactive portion of the landfill and leachate ponds are in place. Since the responsible party has been identified and is taking fiscal responsibility for the environmental site work, this case does not represent an off-site Recognized Environmental Condition (REC) for the site. RECs are defined as the presence or likely presence of regulated hazardous substances, wastes, or petroleum products that indicate a release or material threat of a release to the soil or groundwater at the site (Petrini 2004).

4.9.2 Conformance with Local Plans and Policies

Saratoga General Plan

The Saratoga General Plan meets all of the requirements for general plans as stipulated by State law, including the seven mandatory elements (chapters): land use, circulation, housing, public safety, conservation, open space, and noise. The General Plan does not include a specific element that defines goals and policies for public facilities and services, including infrastructure, police and fire protection, educational facilities, civic institutions, cultural support facilities, and parks and recreation. The Saratoga General Plan does include the mandatory Safety Element and this component of the planning document addresses public safety issues, including fire protection goals and policies.

The Safety Element identifies geological, seismic, flood, and fire hazards as well as emergency preparedness and disaster planning issues. The element's assessment of fire risk for the city's urban areas indicates that fire hazard risk in the flat urbanized areas of Saratoga is relatively low. The element cites City programs that reduce fire risk, quick Fire District response times, and more than adequate fire flow and water supplies as effective measures that limit fire hazards in this area. The requirements for an Early Warning Alarm System (EWAS) and domestic sprinkler systems in certain residential structures further reduce fire hazards.

The complex legal principles governing the extent to which the West Valley College may be exempt from complying with the City's land use plans, policies, or ordinances are set forth at length in Chapter 4.1. However, it is the West Valley–Mission Community College District's policy to try to conform to local plans and ordinances whenever possible. Therefore, pertinent City policies and standards are outlined below.

General Plan Policies	Project Analysis
<p><i>Safety Element</i></p> <p><i>4.0 (Goal): To reduce the danger of property damage and loss of life due to fire in both urban and rural areas of the City.</i></p> <p><i>4.2 (Policy): The Chief of the fire district having jurisdiction should be authorized to require the installation of an early warning fire alarm system in any new commercial structure or community facility, or expansion of an existing commercial structure by fifty percent or more in gross floor area, whenever the Chief deems such requirement to be necessary or appropriate on the basis of facts and circumstances in each individual case.</i></p> <p><i>4.4 (Policy): The City shall continue to enforce its existing regulations pertaining to hazardous fire areas, fire retardant construction and landscaping.</i></p>	<p><i>The LRDP improvement projects would be incorporated into the existing early warning alarm system to ensure that new facilities' have a high level of fire protection. The proposed construction projects would comply with State building codes for fire retardant construction and landscaping, consistent with City policies.</i></p>
<p><i>5.0 (Goal): To develop and maintain an emergency preparedness plan which will provide effective response in the event of a natural or manmade disaster.</i></p> <p><i>5.2 (Policy): The City shall coordinate its plan with local jurisdictions and regional agencies to anticipate cumulative impacts during times of disaster.</i></p>	<p><i>The WVMCCD coordinates the availability of West Valley College campus facilities (e.g. parking lot areas) for use by local jurisdictions in emergency preparedness planning and training.</i></p>
<p><i>Conservation Element</i></p> <p><i>CO.3.4 (Policy): The City shall minimize the impact that development may have on the quantity of water consumed by the development.</i></p>	<p><i>The design of LRDP projects would include low-flow fixtures to restrict the overall use of domestic water supplies, consistent with the City's policy. Increased domestic water demand in expanded/new buildings would also be partially offset by reductions in landscape irrigation requirements.</i></p>

4.9.3 Potential Impacts and Mitigation Measures

Significance Criteria

Based upon the criteria presented in Appendix G of the *CEQA Guidelines*, a project will normally have a significant impact on public services or utilities if the proposed project would:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, other public facilities;
- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- Require a water provider to obtain new entitlements or new water resources in order to serve the project;
- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has inadequate capacity to serve the project's projected demand in addition to the providers existing commitments;
- Be served by a landfill without sufficient permitted capacity to accommodate the project's solid waste disposal needs; or
- Fail to comply with federal, state, and local statutes and regulations related to solid waste.

Impacts on Emergency Services

Impact 4.9-1: Implementation of the LRDP projects would require the extension of fire protection services for public safety on property improvements. (Less than Significant)

The LRDP proposes the replacement of four campus buildings, the expansion of four additional buildings, and the construction of a new Fox Center building. The replacement and expansion of existing campus buildings along with the development of one new building would require the extension of the existing early warning alarm system facilities to provide adequate fire protection services to the proposed campus facilities.

The Saratoga Fire District has indicated that the current early warning system provides adequate coverage for fire protection services to the campus. However, the District is recommending that the project design process incorporate an addressable fire alarm warning system into the future design for renovated and reconstructed buildings, and new construction on the campus. While the current campus alarm system

identifies a specific college building in which a fire event occurs, newer alarm systems have the capability of identifying the location of a fire within the building itself. Such systems allow District firefighters to respond more quickly to the exact location of the fire within a building.

The Saratoga Fire District has specific requirements for roadway access and turnarounds, road widths, emergency/access gates, fire hydrant location and spacing, fire lanes, building access, water supply, and sprinkler systems. The proposed project designs will be required to meet all Department requirements, which would mitigate the project's increased demand on fire protection services.

The campus site and adjacent residential areas are located in a relatively low fire hazard area, given the relatively flat, urbanized character of the campus vicinity. Fire hazards would be increased temporarily at the site during project construction. Over the long-term, fire hazards would remain limited to the campus area which includes a substantial buffer area in the form of parking lots and sports fields between campus buildings and nearby residential uses. Saratoga Fire District requirements for provision of fire equipment access, fire hydrants, adequate water supply, and structural sprinkler systems would help reduce the fire hazard risks. These requirements would ensure that fire hazard risks remain less than significant.

Mitigation Measure 4.9-1: None required.

Impacts on Water Service

Impact 4.9-2: The proposed LRDP projects would incrementally increase domestic water demand within the service area of the San Jose Water Company. (Less than Significant)

The proposed building expansions and new Fox Center structure would require additional domestic water service for restroom improvements, drinking fountains, and maintenance areas. The required provision of fire flows for new facilities would call for the extension and/or expansion of on-site water service facilities to serve the LRDP projects.

The 10-inch water line in Allendale Avenue provides fire flows to the campus loop system that serves all of the buildings on the campus. The extension of fire flow water lines and the installation of additional fire hydrants on campus to meet state and local fire protection code requirements would not directly increase the demand for water supply.

The LRDP facilities would require additional water service upon completion of all projects during the Plan's 10-year schedule. The San Jose Water Company has indicated that it has sufficient water supplies to serve the proposed project after District's completion of the required on-site infrastructure.⁷

⁷ Jim Bariteau, San Jose Water Company, telephone communication, February 3, 2005.

Mitigation Measure 4.9-2: None required.

Impacts on Wastewater Service

Impact 4.9-3: Increases in enrolled students would generate additional wastewater collection and treatment demands on the West Valley Sanitation District and the San Jose/Santa Clara County Water Pollution Control Plant. (Less than Significant)

The development of the project site with LRDP projects would result in an increased generation of wastewater flows, requiring treatment at the regional pollution control plant. The Pollution Control Plant has a 165 mgd tertiary treatment capacity. Of this capacity, the Sanitation District's allotment is 13.05 mgd. The District is presently discharging an average of 11.1 mgd to the plant, with a 1.95 mgd reserve available. Based on the available reserve capacity, the District would have adequate capacity to serve the proposed residential development.⁸ The District has indicated that the sewer system downstream from the campus is at approximately 75 percent of maximum capacity during dry weather, and has sufficient reserve capacity to accommodate the proposed project.

Mitigation Measure 4.9-3: None required.

Impacts on Solid Waste Service

Impact 4.9-4: The proposed project would generate 58,344 pounds of additional solid waste per year for disposal at the Guadalupe Rubbish Disposal Site. (Potentially Significant)

The new residential project would be expected to generate approximately 21 cy of additional compacted solid waste and five cy of regular solid waste per month. This amount of solid waste could be reduced through the recycling program implemented by the college and operated by the Green Valley Disposal Company. The Company has an extensive recycling collection program that includes metals, plastics, glass, paper products, grass and garden cuttings, larger yard clippings, larger appliance, automotive products, and construction waste.

In addition to the solid waste stream resulting from campus operations, construction materials will be generated through the partial or complete demolition of existing buildings. These materials will need to be assessed for their composition to determine the potential for hazardous materials content.

Mitigation Measure 4.9-4: The proposed LRDP development shall participate in the recycling program implemented by the District and operated by the Green Valley Disposal Company. The promotion of recycling services will reduce the solid waste stream requiring disposal at the Guadalupe landfill, extending the useful life of the landfill site and reducing overall solid waste levels from the college.

⁸ Jonathan Lee, West Valley Sanitation District, telephone communication, January 26, 2005.

Demolished materials free of hazardous materials shall be transported to the materials recycling facility at Guadalupe Landfill for sorting and, ultimately, re-use.

Hazardous demolition materials would need to be disposed of in an appropriate manner at facilities classified to receive such materials, such as Waste Management's Kettleman Hills Landfill in Kings County. This facility accepts Class I, II, and III waste. The Class I landfill is permitted for and will accept all hazardous wastes except radioactive, compressed gases, medical, and unexploded ordinance (UXO); this landfill has permitted capacity of 10.7 million cubic yards with a remaining capacity of 7.3 million cubic yards as of June 2003. The Hazards and Hazardous Materials section (Section 4.4) of this DEIR addresses appropriate treatment of these materials.

Impact Significance After Mitigation: Less than significant.

References - Public Services and Utilities

San Jose Water Company, 2005. Information provided through the San Jose Water Company website (<http://www.sjwater.com/>). Accessed on January 26, 2005.

Saratoga Fire Department, 2005. Information provided through Saratoga Fire Department website (<http://www.saratogafire.com>). Accessed on January 25, 2005.

San Jose/Santa Clara Water Pollution Control Plant, 2005. Information provided through the San Jose/Santa Clara Water Pollution Control Plant website (<http://www.sanjoseca.gov/esd/wpcp.htm>). Accessed on January 25, 2005.

West Valley Sanitation District, 2005. Information provided through the West Valley Sanitation District website (<http://www.westvalleysan.org/>). Accessed on January 25, 2005.

Chapter 5 CEQA Considerations

5.1 EFFECTS FOUND NOT TO BE SIGNIFICANT

An Initial Study was prepared for the proposed project and is included in Appendix A of this report. The Initial Study determined that certain impacts associated with the proposed project would have a less-than-significant effect on the environment. Consistent with CEQA Guidelines section 15128 and Public Resources Code sections 21002.1, subdivision (e), and 21100, subdivision (c), these less-than-significant impacts are discussed in detail in the Initial Study and summarized briefly below:

- **Agriculture Resources:** The West Valley College campus is currently developed with college facilities and is surrounded by urban uses. Therefore, project implementation would not result in any impacts to farmlands, conflict with any agricultural uses, or cause conversion of farmland to non-agricultural use.
- **Mineral Resources:** The Saratoga General Plan does not identify any regionally or locally important mineral resources on the West Valley College campus.
- **Housing:** Implementation of the project would not displace any existing housing or result in the need to provide replacement housing.
- **Recreation:** Since West Valley College is a community college, projected increases in student enrollment and instructional capacity are not expected to directly increase the residential population in the campus vicinity and therefore, would not increase usage of nearby City recreational facilities. Although the proposed Plan would support the projected increase in student enrollment, these additional students are expected to use on-campus recreational facilities rather than increase demand for recreational facilities in adjacent neighborhoods. Implementation of the LRDP would include interior remodeling and expansion of the Physical Education (P.E.) Complex as well as resurfacing of the running track. During this remodeling project, P.E. classes and access by students to facilities located in the P.E. complex could be temporarily disrupted. In addition, use of the practice fields and the running track could also be temporarily disrupted when irrigation and drainage improvements are installed in these fields. However, the District is committed to providing alternative facilities (such as at Mission College) to minimize temporary disruption effects.

The Initial Study also identified potentially significant impacts related to the following topics but provided mitigation measures that would reduce these potential impacts to a less-than-significant level:

- **Geology and Soils:** The College is located in a region of high seismic activity, and no significant construction has been undertaken since the campus founding in the late 1960's. A study initiated by the Office of the State Architect indicated that the risk to structures from earthquake-induced

instability (ground fault rupture, liquefaction, landslides) is believed to be less than significant, according to the Facilities Master Plan. The Master Plan indicates that this study did not examine geotechnical conditions and the Plan recommends that such an investigation be completed prior to any new development. In addition, the State of California will require that all construction on the campus comply with the latest version of the Uniform Building Code, which includes special requirements for public school facilities. The following mitigation measures, which should be considered part of the proposed project, will reduce potential geotechnical hazards and soils constraints to a less-than-significant level:

Mitigation Measure 5.1-1: Geotechnical and/or soil engineering investigations will be performed for each renovation, expansion, and new construction project.

Mitigation Measure 5.1-2: Detailed surveys of seismic strengthening needs will be performed in all buildings to be remodeled or renovated.

Mitigation Measure 5.1-3: A survey of non-structural elements will be conducted in all buildings to determine seismic resistance needs.

- **Hydrology and Water Quality:** Runoff generated on the campus drains to surface drainage facilities that discharge into Vasona Creek and eventually into the San Francisco Bay. With respect to non-point sources, new, more stringent water quality regulations of the Clean Water Act have recently been triggered because the NPDES (National Pollution Discharge Elimination System) permit program has failed to protect beneficial uses of Santa Clara County's creeks and the South San Francisco Bay. Evidence includes violations of ambient water quality criteria, high concentrations of toxic substances, and fish consumption health advisories. Implementation of the following mitigation measures, which should be considered part of the proposed project, will reduce the project's potential water quality effects to a less-than-significant level:

Mitigation Measure 5.1-4: All new construction projects located outside of existing development areas (outside existing building footprints, roadways, walkways, and paved areas) shall be subject to requirements of Provision C.3, New and Redevelopment Performance Standards of Order No. 01-024 of the NPDES permit program as required by the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP). These projects shall incorporate the following measures:

- a. Since Plan implementation would result in disturbance of more than one acre, the District must obtain coverage under the State's General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent must be filed with the RWQCB and the General Permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared. The SWPPP must be consistent with the terms of the Santa Clara Valley Urban Runoff Pollution Prevention Program's recommended best management practices (BMPs) for construction activities, which could include the following (CASQA 2003):
 - Erosion Prevention and Sediment Control. Measures could include: avoiding excavation and grading during wet weather; limiting on-site construction routes and stabilizing construction

- entrances; removing existing vegetation only when absolutely necessary; constructing diversion dikes and drainage swales to channel runoff around the site; using berms and drainage ditches to divert runoff around exposed areas; planting vegetation on exposed slopes; covering soil stockpiles and landscaping materials; protecting storm drain inlets from sediment-laden runoff; using terracing, rip-rap, sand bags, rocks, straw bales to reduce runoff velocity and trap sediments; and collecting and detaining sediment-laden runoff in sediment traps.
- Control of Erosion and Discharge of Sediment: BMPs are selected based on specific site conditions, construction activities, and cost. Various BMPs may be needed at different times during construction since activities are constantly changing site conditions. Selection of erosion-control BMPs will be based on the following:
 - *Minimizing Disturbed Areas:* Only clear land which will be actively under construction in the near term (e.g., within the next 6-12 months), minimize new land disturbance during the rainy season, and avoid clearing and disturbing sensitive areas (e.g., steep slopes and natural watercourses) and other areas where site improvements will not be constructed.
 - *Stabilizing Disturbed Areas:* Provide temporary stabilization of disturbed soils whenever active construction is not occurring on a portion of the site. Provide permanent stabilization during finish grade, and landscape the site.
 - *Protecting Slopes and Channels:* Safely convey runoff from the top of the slope and stabilize disturbed slopes as quickly as possible. Avoid disturbing natural channels. Stabilize temporary and permanent channel crossings as quickly as possible and ensure that increases in runoff velocity caused by the project do not erode the channel.
 - *Controlling Site Perimeter:* Delineate site perimeter to prevent disturbing areas outside the project limits. Divert upstream runoff safely around or through the construction project. Local codes usually state that such diversions must not cause downstream property damage or be diverted into another watershed. Runoff from the project site should be free of excessive sediment and other constituents. Control tracking at points of ingress to and egress from the project site.
 - *Retaining Sediment:* Retain sediment-laden waters from disturbed, active areas within the site.
 - Manage Non-Stormwater Discharges and Materials: BMPs involve performing activities in a manner that keeps potential pollutants from coming into contact with stormwater or being transported off-site to eliminate or avoid exposure.
 - Contain Materials and Wastes: BMPs include storing construction, building, and waste materials in designated areas, protecting these materials from rainfall and contact with stormwater runoff, disposing of all construction waste in designated areas, keeping stormwater from flowing on to or off of these areas, preventing spills and cleaning up spilled materials.

SWPPP implementation requires staff training, site inspections, BMP monitoring, BMP maintenance, and stormwater pollution control documentation.

- b. Since Plan implementation would involve construction of impervious surface areas over one acre, the project must incorporate site source control and stormwater treatment BMPs per SCVURPPP Provision C.3. This Provision requires the project to implement site design/landscape characteristics that maximize infiltration (where appropriate), provide retention or detention, slow runoff, and minimize impervious land coverage, so that post-development pollutant loads from the site will be reduced to the maximum extent practicable (or to the applicable level at the time of project construction). Development projects can comply with the NPDES Permit Provision C.3 to reduce the adverse impacts of stormwater pollutants and increases in peak runoff rate by implementing stormwater BMPs in the following categories:
 - Site Design Measures: Site design measures for water quality protection integrate basic stormwater management and hydrological concepts into site planning to create development projects that mitigate their impact on stormwater quality. The five main site design principles that promote water quality protection include:
 - Define and locate the development envelope in order to protect sensitive areas and minimize changes to the natural topography;
 - Minimize impervious surface areas;
 - Maximize permeability by preserving open space and using permeable pavement surfaces where feasible;
 - Maximize the choices for mobility by planning for alternative modes of transportation other than automobiles; and,
 - Use drainage as a design element.
 - Source Control Measures: Source control measures are post-development BMPs that prevent pollutant generation, discharge and runoff by controlling it at its source or, at a minimum, limiting pollutant exposure to stormwater. Typically, a source control measure involves a cover, berm, drain connection to the sanitary sewer system or some other structural design element that prevents a pollutant from becoming a direct discharge to stormwater. Both structural and operational source control BMPs can prevent pollutants from entering stormwater runoff.
 - Stormwater Treatment Measures: Stormwater treatment BMPs are structural or landscaped facilities that remove pollutants from stormwater. The major types of treatment facilities are bio-retention, vegetated swales, filters, detention basins (dry ponds), water quality wetlands, and solid separators. Permit Provision C.3 focuses on permanent, post-construction treatment systems rather than those treatment controls placed temporarily during the construction process (e.g., temporary detention basins and other treatment measures designed to remove sediment from stormwater at construction grading sites).

5.2 SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS

All significant and potentially significant impacts that are identified in this EIR for the proposed project would be mitigated to less-than-significant levels by mitigation measures that are proposed by the District or measures that are recommended in the EIR. Of all proposed mitigation measures, the only ones that District staff at present believe may prove to be infeasible are those components of Mitigation Measure 4.8-2 that would be necessary to avoid any substantial adverse change in the historical significance of the Carlson House. If those measures, and all others, prove to be feasible and are adopted in connection with project approval, then implementation of the LRDP would not result in any significant unavoidable adverse impacts. If the District Board of Trustees concludes, however, that it is infeasible to avoid any significant effects on the Carlson House, then Impact 4.8-2 would be significant and unavoidable.

5.3 GROWTH-INDUCING IMPACTS

Section 15126.2(d) of the *CEQA Guidelines* requires an EIR to discuss "the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth." The project could be considered to induce growth if it causes the local growth rate to exceed growth rates projected by the Association of Bay Area Governments (ABAG). For the period between 2005 and 2015, ABAG estimates population growth of 1.8% per year for the Bay Area as a whole (ABAG, 2005), 0.9% for Santa Clara County, and 0.35% for Saratoga (Santa Clara County Planning Office 2005).

The District's anticipated growth rate of 2% per year in student enrollments would appear to exceed ABAG's projected growth rate for the region, and therefore, could be considered growth-inducing. However, West Valley College, like other community colleges, provides educational facilities for local residents and does not provide on-campus housing. Therefore, the college itself does not generate new population, but rather accommodates the increased demand for educational services that results from population increases in surrounding areas. In addition, since over 60% of the College's enrollment comes from areas outside of the District's political boundaries (WVCCMD 2001), the college accommodates increased demand from a larger area than the City of Saratoga. Therefore, any future increase in student enrollments at the college would not necessarily cause the population in Saratoga to increase, but rather, Plan implementation would accommodate future growth that is anticipated by ABAG in Saratoga and other surrounding communities as well.

5.4 CUMULATIVE IMPACTS

Section 15130(a) of the *CEQA Guidelines* requires discussion of a project's cumulative impacts when the project's incremental effect is cumulatively considerable. A cumulative impact would be considered cumulatively considerable when project-specific impacts which are considered individually minor may be

significant when combined with the environmental effects of other projects; significant cumulative impacts must be addressed, but not necessarily in “as great detail” as the discussion of project-related impacts.

Cumulative Impacts on Campus. The proposed LRDP provides a guide for 28 projects on the West Valley College campus ranging from maintenance and interior remodeling to new building construction. When some of these projects are considered individually, they would ordinarily be exempt from the environmental review requirements of CEQA. However, when these 28 projects are taken as a whole, their combined or cumulative impact could be considerable. This Program EIR evaluates the cumulative or combined impacts of all planned projects on this campus (as listed in [Table 3-1](#)), and therefore, the significant impacts identified in this Program EIR constitute a cumulative impact analysis of the LRDP. Identified significant cumulative impacts relate primarily to:

- Impact 4.2-1: Cumulative loss of mature native and non-native trees that contribute to the scenic and aesthetic values of the campus. This impact would be mitigated to a less-than-significant level by required 2-to-1 replacement planting of 24-inch box trees.
- Impact 4.7-5: Construction of the new Information Systems Building, pool renovation, and demolition of the existing Information Systems Building are planned to start in 2005. Although these projects are proposed to occur somewhat sequentially rather than simultaneously, there could be some overlap. If heavy equipment were operated simultaneously for more than one project in the same vicinity, cumulative noise levels would not exceed the Speech Interference Criterion except if trucks or impact equipment were operated simultaneously at two of the sites. Mitigation measures are recommended to limit truck and impact equipment operations to maintain cumulative truck and impact equipment noise impacts at a less-than-significant level.

Cumulative noise impacts are not anticipated to occur as a result of simultaneous construction of other projects that are planned in 2006 and 2010 because they are located in different parts of the campus and would affect different residential receptors. All planned roadway construction projects scheduled to occur in 2010 would be distributed along both campus street frontages, and the noise impacts associated with each project would be location-specific, affecting different receptors and minimizing the potential for any significant cumulative noise impacts on any particular receptors.

Of the projects planned for 2012, the Art Labs, Art Studios, and Library projects are the only projects located in proximity to each other. If heavy equipment were operated simultaneously at these sites, estimated project-related noise levels at residences at the west end of Camino Barco would increase by approximately 1 to 2 dBA. Such cumulative noise levels would not exceed the Speech Interference Criterion, and therefore, would be less than significant. In addition, recommended use of feasible noise controls would reduce the potential for noise impacts on these residents.

- Impact 4.9-5: Cumulative development of the LRDP projects would increase solid waste generation, generating 58,344 pounds of additional solid waste per year for disposal at the Guadalupe Rubbish Disposal Site. Required participation in the recycling program implemented by the District and operated by the Green Valley Disposal Company would reduce this impact to a less-than-significant level.

Cumulative Impacts on the Surrounding Community. CEQA Guidelines Section 15130(b)(1)(A) requires an EIR to discuss cumulative impacts resulting from the proposed project in combination with “past, present, and probable future projects.” Probable future projects are defined as those projects "requiring an agency approval for an application which has been received at the time the notice of preparation is released..." According to City of Saratoga, there are no approved or planned projects in the area that would significantly affect the proposed project.¹ The greatest influence on any cumulative traffic increases in the project vicinity (outside of the project) would be any future development within the City. Beyond the city boundaries, traffic generated by any future development in surrounding communities would become so small and dispersed by the time it reaches the project vicinity, that its impact would be negligible. Since there are no specific projects in Saratoga that could contribute to cumulative impacts, the City indicated that application of an annual growth factor of 1% to account for any future projects in the City would be an acceptable approach. The traffic impact analysis Section 4.5 of this EIR includes a background annual growth rate of 1% to account for any currently unforeseeable, future development projects in Saratoga. This assumed increase is reflected in the traffic impact scenario identified as “Future Baseline” or “2015 No Project Conditions”.

Potential cumulative impacts that could result from implementation of the LRDP in conjunction with this potential future background growth would relate primarily to increases in traffic on local roadways. Cumulative traffic increases on local roadways would incrementally degrade service level operation at intersections in the college vicinity. However, all but one intersection would operate at an acceptable LOS C or better. With the project and assumed future background growth, the Fruitvale Avenue/main entrance driveway intersection would operate at LOS F due to excessive delays in the westbound left-turn during the AM peak hour (see Impact 4.5-1). The project’s incremental contribution to this excessive delay was determined to be less-than-cumulatively-considerable (i.e., less-than-significant) since the number of vehicles turning left from the driveway during the AM peak hour is estimated to be only 5 vehicles. In any event, provision of a safe “refuge” within the existing median south of this intersection and/or addition of another campus driveway access on Fruitvale Avenue to the south of this intersection is recommended to improve egress and overall operation of this driveway.

Projected cumulative traffic increases on local roadways (due to implementation of the LRDP in conjunction with this potential future background growth) would degrade local air quality and increase

¹ Letter communication dated February 2, 2005 from D. Sohrab Rashid, P.E., City of Saratoga Contract Traffic Engineer regarding cumulative project assumptions for the West Valley College Long Range Development Plan EIR traffic analysis.

traffic noise levels. However, the cumulative increases in local (CO) emissions were determined to be less than significant (see Impact 4.6-6). Likewise, noise increases along local roadways due to cumulative traffic increases were determined to be less than significant (see Impact 4.7-5).

When the proposed LRDP is considered in conjunction with other future development in surrounding communities, project impacts identified under aesthetics, biological resources, public health, and cultural resources are location-specific in nature, and would not contribute to any cumulative impacts in surrounding communities. Because of the localized nature of these project impacts, such impacts would not exacerbate or compound the impacts of other projects occurring off campus, as on-site and off-site impacts are too isolated or distant to be additive.

Cumulative Impacts on Project Region. As indicated in Impacts 4.6-6, the California Air Resources Board (CARB) estimates that ROG, NO_x, SO_x emissions rates are projected to decline despite increases in population and trip lengths (vehicle miles traveled) in the San Francisco Bay Area air basin. Projected declines in certain regional emissions rates (ROG, NO_x and SO_x) will more than offset regional emissions increases associated with cumulative growth in surrounding communities and the Bay Area region. Therefore, cumulative increases in these regional emissions (even with the project increment included) would be less than significant. However, the CARB projects that PM₁₀ levels (exhaust only) would increase in the air basin. Therefore, PM₁₀ emissions associated with cumulative growth in surrounding communities and project implementation would exacerbate projected regional increases. Since the Bay Area is currently non-attainment for PM₁₀, this would be a significant cumulative impact. Required implementation of transportation control measures to reduce the college's incremental contributions to cumulative regional increases in PM₁₀ emissions would reduce the project's contribution to this cumulative impact to a less-than-cumulatively-considerable (i.e., less-than-significant) level.

5.5 ALTERNATIVES

CEQA Section 15126.6(a) requires that an EIR analyze "a range of reasonable alternatives to the project, or to the location of any project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." The discussion of alternatives needs to focus on alternatives to the project which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly. CEQA also requires that an EIR evaluate the "No Project" Alternative [Section 15126(d)(3)].

The EIR identifies the following potentially significant impacts:

- **Aesthetics:** The LRDP project components would result in a cumulatively substantial loss of mature native and non-native trees that contribute to the scenic and aesthetic values associated with the West Valley College campus. The proposed campus entrance realignment projects and portable classrooms

in the north parking lots would have the potential to significantly alter views from nearby off-campus locations.

- **Biological Resources:** Construction activities associated with implementation of the LRDP could indirectly affect sensitive species (e.g., the California red-legged frog, passerine nests, and bats). In addition, project implementation could result in the removal and/or pruning of native and non-native trees meeting the City of Saratoga's definition of a "protected tree". Use of non-native ornamental species in future landscaping could result in highly invasive non-native ornamental species colonizing riparian areas, and this could reduce diversity of native species and reduce wildlife habitat values.
- **Hazards and Hazardous Materials:** Hazardous materials could be encountered in the soil and/or groundwater during ground-disturbing activities associated with implementation of the LRDP. In addition, hazardous building materials may be present in buildings planned for renovation or demolition in the proposed LRDP.
- **Transportation and Traffic:** Proposed spacing between the proposed Allendale Avenue/Science Way intersection and the Allendale Avenue/Harleigh Avenue would be inadequate. Proposed parking lot reconfiguration would not provide sidewalk connections between adjacent streets and the campus. Project construction could temporarily disrupt access to transit facilities.
- **Air Quality:** Construction and demolition activities associated with project implementation would result in temporary increases in particulate and equipment exhaust emissions. The proposed project could result in increased stationary source emissions, which includes various toxic air contaminants (TACs) and associated odors. Mobile emissions generated by project-related traffic in addition to growth in the surrounding communities would cumulatively increase regional emissions.
- **Noise:** Project construction would result in temporary short-term noise increases due to the operation of heavy equipment. Mechanical equipment associated with the proposed Information Systems Building could significantly affect residences to the east.
- **Cultural Resources:** There is a moderate possibility that future construction-related earthmoving could unearth and disturb prehistoric archaeological materials related to exploitation of creekside resources. Also, the demolition of the Carlson House would be a significant impact to a historic resource on the campus.

All of the above impacts could be reduced to a less-than-significant level by mitigation measures included in this EIR, although mitigation that would avoid significant effects to the Carlson House may prove to be infeasible, leaving the impact significant and unavoidable. While most of these measures are procedural measures (e.g. changes in construction practices) intended to ensure that potential impacts are avoided, some measures recommended in this EIR involve minor design changes and road improvements that could be implemented under any alternative. The alternatives presented below include CEQA-required alternatives that present a range in the magnitude of environmental impact: No Project Alternative, Modified Design Alternative, Lower Student Enrollment Alternative, and Building Relocation Alternative. After the discussion of these alternatives, Table 5.5.1 summarizes the impacts of these alternatives and the extent to which they are greater, the same, or less than those of the project as

proposed. In addition, as required by CEQA, the Environmentally Superior Alternative is also identified below.

5.5.1 No Project Alternative

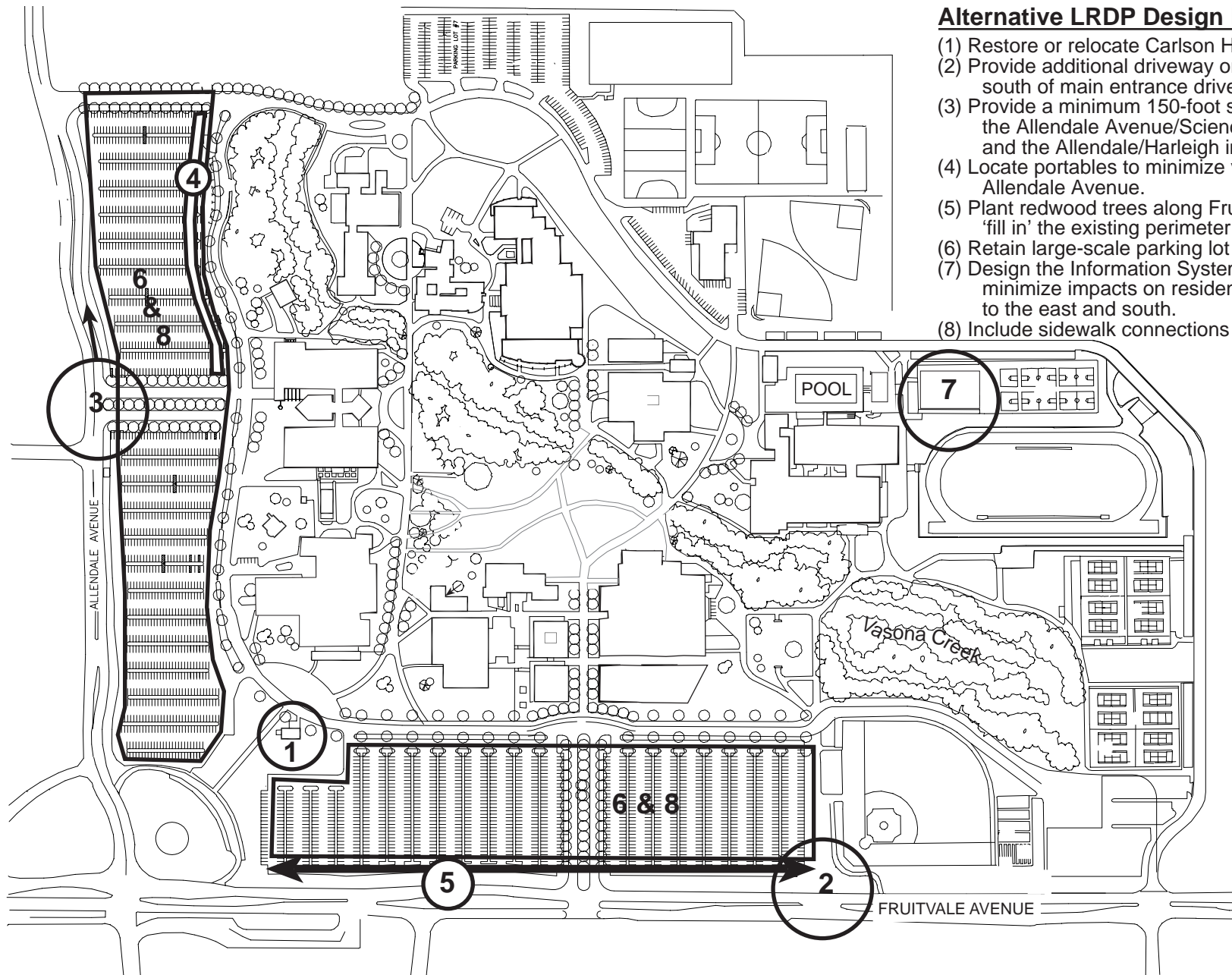
Under the No Project Alternative, the projects listed in the proposed LRDP would not occur and the environmental impacts identified in this report (summarized above) would be avoided. However, if aging facilities on the campus are not renewed to remedy space deficits created by enrollment growth and to provide the state-of-the-art space, technology, and infrastructure required by modern education and research, students from the local area will likely have to travel to other, possibly more distant community colleges to obtain the classes and technical facilities required. If students are forced to travel to other community colleges for classes, regional traffic increases and associated increases in regional air emissions (due to longer trips) could occur.

Under the No Project Alternative, the need for maintenance, remodeling, and modernization of facilities would continue to persist but would not be satisfied. Maintenance and interior remodeling projects are categorically exempt and could proceed without approval of the LRDP. However, expansion and new construction projects would require CEQA review on a project-by-project basis, but would not have the benefit of assessing cumulative impacts resulting from a series of interrelated and dependent projects. CEQA disfavors the use of this approach to project development since it may preclude comprehensive environmental review of impacts that are individually inconsequential but collectively significant. The preparation of the LRDP and the evaluation of its environmental effects provide a comprehensive analysis of all potentially significant impacts.

The No Project Alternative also would not meet the principal objective in the long-range planning process for the West Valley College campus, which is to provide up-to-date instruction programs supported by the appropriate physical facilities. Information technology, including campus-wide networks, instructional resources, and remote access to college information resources are now critical tools in supporting student learning. In addition, the Facilities Plan points out that the college's mission of being a learning-centered institution is challenged by the campus' 30-year old infrastructure, with buildings now requiring major repair and upgrades.

5.5.2 Modified Design Alternative

This alternative would involve the implementation of an LRDP that avoids some or all of the significant environmental impacts identified for the proposed project. The Modified Design Alternative implements eight of the mitigation measures required or recommended in the Aesthetics, Traffic and Circulation, Noise, and Cultural Resources sections of the EIR. These design changes are represented in Figure 5.5-1. This alternative would: (1) restore or relocate the Carlson House; (2) provide an additional driveway on Fruitvale Avenue south of the main entrance driveway; (3) relocate the Allendale Avenue/Science Way intersection to provide more separation from the Allendale/Harleigh Drive intersection; (4) locate



Alternative LRDP Design Elements

- (1) Restore or relocate Carlson House.
- (2) Provide additional driveway on Fruitvale Avenue, south of main entrance driveway.
- (3) Provide a minimum 150-foot separation between the Allendale Avenue/Science Way intersection and the Allendale/Harleigh intersection.
- (4) Locate portables to minimize visibility from Allendale Avenue.
- (5) Plant redwood trees along Fruitvale Avenue to 'fill in' the existing perimeter hedgerow.
- (6) Retain large-scale parking lot trees.
- (7) Design the Information Systems Building to minimize impacts on residential receptors to the east and south.
- (8) Include sidewalk connections in parking lots.

Information Systems Building to minimize impacts on residential receptors to the east and south; and (8) provide sidewalk connections in parking lots.

The incorporation of these design measures into the LRDP would reduce some of the environmental impacts listed above, while attaining the objectives of the LRDP. This alternative's impacts are compared with the impacts of the proposed LRDP below:

- **Consistency with Project Objectives:** Except for retention of Carlson House, this alternative would meet the principal objective in the long-range planning process for the West Valley College campus, which is to provide up-to-date instruction programs supported by remodeled and upgraded physical facilities. Information technology, including campus-wide networks, instructional resources, and remote access to college information resources are now critical tools in supporting student learning. Proposed retention of Carlson House would not be consistent with the LRDP objective of providing physical resources that support the District and College educational mission.
- **Aesthetics:** This alternative would involve planting trees along the campus perimeter to eventually provide continuous visual screening along Fruitvale and Allendale avenues. Also, campus entrance realignments would be designed to retain existing mature trees in campus parking lots. Under this alternative, classroom portables would be located in the north parking lots, but as far from Allendale Avenue as possible and in a manner that retains existing parking lot trees. When compared to the proposed LRDP, this alternative would reduce two identified significant visual impacts to a less-than-significant level.
- **Biological Resources:** When compared to the proposed LRDP, this alternative would have the same impact on biological resources.
- **Hazards and Hazardous Materials:** This alternative would pose the same public health risks as the proposed LRDP.
- **Transportation and Traffic:** This alternative would provide more convenient access by adding the recommended driveway on Fruitvale Avenue to the south of the main entrance driveway. Since this driveway would not mitigate a significant impact, this driveway would not reduce any significant traffic impacts. However, this alternative would reduce other significant traffic impacts by relocating the Allendale Avenue/Science Way intersection to the east (to provide at least 150 feet of separation from the Allendale/Harleigh intersection) and providing sidewalk connections in parking lots. When compared to the proposed LRDP, this alternative would reduce two identified traffic impacts to a less-than-significant level.
- **Air Quality:** Potential increases in stationary source emissions would be the same as the proposed LRDP. Since the project's emissions are determined by student enrollments, this design alternative would not reduce the proposed LRDP's cumulative impacts on regional air quality.
- **Noise:** This alternative would include design measures to ensure that the mechanical equipment associated with the Information Systems Building would comply with the Saratoga Noise Ordinance noise standards. This design measure would reduce one identified significant noise impact to a less-than-significant impact, but construction-related temporary noise impacts would still occur similar to the proposed LRDP.

- **Cultural Resources:** This alternative would either restore the Carlson House or relocate it to an appropriate site in the campus vicinity (e.g. Saratoga Heritage Orchard site or similar remnant orchard parcel near the college). When compared to the proposed LRDP, this alternative would not reduce the potential for unearthing and disturbing prehistoric archaeological materials but would reduce the significant impact associated with proposed demolition of the Carlson House to a less-than-significant level. It should be noted that development of the campus in the 1960's and '70's has eliminated most, if not all of the historic context for the house, and relocation to a suitable site may be a better option for preserving this resource.

5.5.3 Lower Student Enrollment Alternative

This alternative addresses the effects of limiting West Valley College enrollment to a level that is lower than specified by the State Chancellor's Office.² The LRDP accommodates an estimated annual 2% student enrollment increase for the LRDP's 10-year planning period through 2015. As indicated in Section 3.3.1 (*Student Enrollments*), the District has estimated that the LRDP growth rate would result in enrollment of 34,524 students for 2015. Using the District's estimated 53% share of this enrollment for West Valley College (WVMCCD 2001), enrollment at the college is estimated at 18,297 students for 2015. In 1989, the highest enrollment year for the District, West Valley College served approximately 60% of the District's 31,270 enrolled students, or 18,762 students. Comparing the historic and projected enrollment levels for West Valley College, it is clear that the anticipated 2015 enrollment projections will almost attain the previously recorded enrollment levels of 1989. The primary reason for this circumstance was the overall decline in District enrollments between 1989 and 2000.

Under the assumption that the growth rate for the District's enrollment was an annual 1% for the LRDP's planning horizon of ten years, the District's enrollment would increase to 30,978 with West Valley College enrollment for 2015 reaching 16,418 students. This future level of enrollment would still be lower than the 1989 level of 18,762 students.

A preliminary conclusion that may be derived from these resulting estimates is that the existing West Valley College facilities are adequate to serve future student levels generated by either the LRDP enrollment growth rate or a lower student enrollment level. However, the LRDP and the supporting Facilities Master Plan have indicated that a principal objective in the long-range planning process for the West Valley College campus is the provision of up-to-date instruction programs supported by the appropriate physical facilities. Information technology, including campus-wide networks, instructional resources, and remote access to college information resources are now critical tools in supporting student learning. The Master Plan points out that the college's mission of being a learning-centered institution is challenged by the campus' 30-year old infrastructure, with buildings now requiring major repair and upgrades. The LRDP is a plan to rectify these conditions.

² Telephone communication dated December 14, 2004 from Bud Allen, CCS Group, to Fritz Geier, Geier & Geier Consulting, Inc.

Consequently, a reduction in the number of enrolled students would not preclude the nature and extent of improvement projects specified by the LRDP. A 50% reduction in student enrollment would reduce some of the environmental impacts listed above (i.e. projected traffic increases and associated noise and air quality impacts would be less), but the impacts associated with building demolition, remodeling, renovation, and new construction would still occur under this alternative. This alternative's impacts are compared with the impacts of the proposed LRDP below:

- **Consistency with Project Objectives:** The Lower Enrollment Alternative would not preclude the nature and extent of improvement projects specified by the LRDP. Therefore, this alternative would meet the principal objective in the long-range planning process for the West Valley College campus, which is to provide up-to-date instruction programs supported by remodeled and upgraded physical facilities. Information technology, including campus-wide networks, instructional resources, and remote access to college information resources are now critical tools in supporting student learning. However, this alternative would not meet the District's LRDP objective to provide open access for educational services to all members of the community.
- **Aesthetics:** Since planned demolition, remodeling, renovation, and new construction projects would still occur under this alternative, this alternative would have the same significant visual impacts associated with tree removal, campus entrance realignments, and portable classrooms as the proposed LRDP.
- **Biological Resources:** Planned demolition, remodeling, renovation, and new construction projects would still occur under this alternative. Therefore, this alternative would have the same significant biological impacts on sensitive species and protected trees as the proposed LRDP.
- **Hazards and Hazardous Materials:** Since planned demolition, remodeling, renovation, and new construction projects would still occur under this alternative, this alternative would have the same potential for encountering hazardous materials in soil and groundwater during ground-disturbing activities as the proposed LRDP. In addition, this alternative would have the same potential for encountering hazardous building materials as the proposed LRDP.
- **Transportation and Traffic:** This alternative would generate 50% less traffic than the proposed LRDP. While potential impacts on operation of local intersections would be less, the significance determination would remain the same. The project's impact on local intersections were determined to be less than significant since all intersections would operate acceptably and they would also operate acceptably under this alternative. Other identified potentially significant traffic impacts related to intersection separation, sidewalk connections in parking lots, and transit access during construction would be the same as the proposed LRDP.
- **Air Quality:** Since the remodeling, renovation, and new construction projects would still occur under this alternative, this alternative would have the same potential for increased stationary source emissions as the proposed project. However, since this alternative would generate 50% less traffic, this alternative would contribute lower regional emissions, although cumulative regional emissions increases would still be significant.

- **Noise:** Planned demolition, remodeling, renovation, and new construction projects would still occur under this alternative. Therefore, this alternative would have the same significant noise impacts related to construction and operation of the Information Systems Building as the proposed LRDP. However, since this alternative would generate 50% less traffic, this alternative would generate lower traffic noise increases along local roadways, and traffic noise increases would still be less than significant.
- **Cultural Resources:** Since planned demolition, remodeling, renovation, and new construction projects would still occur under this alternative, this alternative would have the same the potential for unearthing and disturbing prehistoric archaeological materials and adversely affecting Carlson House as the proposed LRDP.

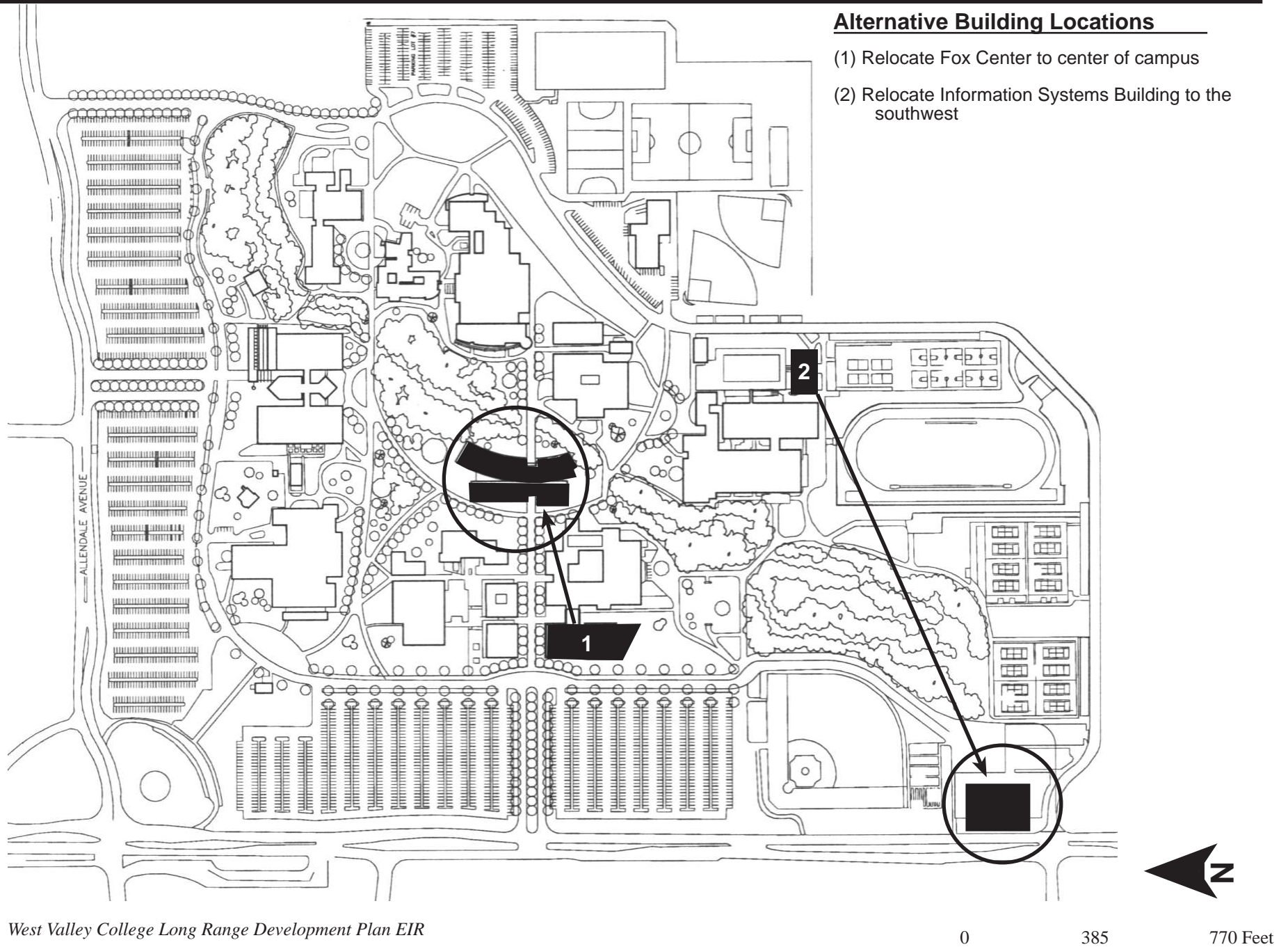
5.5.4 Building Relocation Alternative

As indicated above, CEQA Section 15126.6(a) requires that an EIR analyze “a range of reasonable alternatives to the project, or to the location of any project,” The LRDP for West Valley College is a plan for the improvement of existing facilities on the college campus. These improvements entail the renovation and expansion of buildings on the college site, as well as the replacement of structures to be demolished. As a result, there are no alternate locations for the West Valley College improvements proposed by the LRDP. However, there are some alternative locations under consideration for the Campus Technology Center (Fox Center) and Information Systems Building.

Relocation of the Fox Center

Under the LRDP, the Fox Center would be located west of the Campus Center. However, since this location is on the periphery of the clustered campus buildings, an alternative location would be center of campus (east of the Campus Center), where it could serve as a focal point for student instruction and activities (see Figure 5.5-2). While a central location would be more consistent with the goals of the LRDP and would be less visible from off-campus locations, this alternative location would pose significant biological impacts due to its proximity to Vasona Creek and several large oak trees. In addition, most of the campus utilities extend through this central area and they would require relocation as part of building development. Such major utility relocation would result in more extensive surface disturbance, grading, and loss of trees than under the LRDP. Location of this building in the campus quad would limit the use of this area as a central outdoor gathering place for the college.

Another relocation alternative would be development of this building at an off-campus location. Similar to the alternate on-campus location, this alternative would not meet a principal objective of the LRDP, i.e. the establishment of a shared facility that focuses college programs and student activities at the center of the campus. The development of the Fox Center at an off-campus location would also result in additional travel requirements for students requiring access to the facility. Whether through private or shuttle vehicle use, travel between the campus and an off-site Fox Center would result in additional traffic on local roadways along with associated air quality and noise impacts beyond those anticipated for the proposed



LRDP. For these reasons, an off-site alternative for LRDP improvements would result in a greater level of environmental effects.

Relocation of the Information Systems Building

This alternative would relocate the new Information Systems Building from its proposed location at the sand volleyball courts to the parking lot adjoining to the archery fields in the southwest corner of the campus, as indicated in Figure 5.5-2. This alternative location would reduce potential construction and operational noise impacts on one residential receptor located east of the campus, but would require major extension of utilities from the existing Information Systems Building to the new location. Such utility extension would entail either construction across Vasona Creek or along the South College Circle. Such utility construction could result in significant biological impacts on the Vasona Creek riparian corridor and significant construction noise impacts on residential receptors located to the south and west across Fruitvale Avenue.

These relocation alternatives would reduce some of the environmental impacts listed above, while increasing others. Alternative locations of these two buildings would still attain the objectives of the LRDP. This alternative's impacts are compared with the impacts of the proposed LRDP as follows:

- **Consistency with Project Objectives:** The Building Relocation Alternative would not preclude the nature and extent of improvement projects specified by the LRDP, and would only relocate two buildings. Therefore, this alternative would meet the principal objective in the long-range planning process for the West Valley College campus, which is to provide up-to-date instruction programs supported by remodeled and upgraded physical facilities. Information technology, including campus-wide networks, instructional resources, and remote access to college information resources are now critical tools in supporting student learning. Location of the Fox Center at the campus quad would meet the objectives of the LRDP to develop a "centralized shared facility for college programs & campus activities."
- **Aesthetics:** By relocating the Fox Center to the center of campus, this alternative would reduce visibility of the Fox Center from Fruitvale Avenue. However, since visual impacts associated with this building were determined to be less than significant, this alternative would not reduce any significant visual impacts. In addition, this alternative would result in the removal of several existing mature oaks, which would result in greater impacts on the aesthetic values on campus than the proposed LRDP.

Relocation of the Information Systems Building to the southwest corner of the campus could significantly alter the visual character of the campus as viewed from Fruitvale Avenue. There are currently no college buildings located as close to Fruitvale Avenue or Allendale Avenue. This alternative would result in greater visual impacts than the location of the Information Systems Building under the proposed LRDP.

- **Biological Resources:** Relocation of the Fox Center to the center of campus would increase the number of significant biological impacts since the building area would most likely extend into the Vasona Creek riparian corridor and require removal of several existing mature oaks. With more

impacts on the creek riparian corridor, this alternative would have more significant biological impacts on sensitive species and protected trees than the proposed LRDP. With its closer proximity to the creek, it would have a greater potential to adversely affect the diversity of native species and wildlife habitat value if highly invasive, non-native ornamental species were used in landscaping around this building.

Major utility extensions, required as part of relocation of the Information Systems Building, would have to either cross Vasona Creek or be located in South College Circle. Construction of utilities across Vasona Creek would pose significant biological impacts on the riparian corridor of Vasona Creek, and these biological impacts would be greater than the proposed LRDP.

- **Hazards and Hazardous Materials:** Since planned demolition, remodeling, renovation, and new construction projects would still occur under this alternative, this alternative would have the same potential for encountering hazardous materials in soil and groundwater during ground-disturbing activities as the proposed LRDP. However, this alternative would require major utility relocations and extensions, which would involve more extensive surface disturbance; more disturbance could increase the potential for encountering hazardous materials. Therefore, this alternative would have more potential for encountering hazardous building materials than the proposed LRDP.
- **Transportation and Traffic:** This alternative would not alter proposed changes in campus entrances and therefore, this alternative would pose the same significant impacts associated with campus entrances and sidewalk connections in parking lots as the proposed LRDP.
- **Air Quality:** Relocation of the Fox Center to the center of campus would increase the buffer area between the emergency diesel generator for this building and residential receptors to the west (across Fruitvale Avenue). However, this relocation would not mitigate a significant impact since it was determined that the buffer area would not decrease under the proposed LRDP. Since the project's emissions are determined by student enrollments, this building relocation alternative would not reduce the project's cumulative impacts on regional air quality.
- **Noise:** Relocation of the Fox Center to the center of campus would reduce construction noise impacts on residential receptors to the west. However, construction noise impacts associated with Fox Center construction were determined to be less than significant under the LRDP. Relocation of the Information Systems Building would reduce identified operational noise impacts on one residential receptor located 150 feet to the east. However, there are several residences located within approximately 260 feet of the alternative location, and they would be subject to increased operational noise. At either the proposed LRDP or alternative location, noise attenuation measures would be required to ensure that noise from the building's mechanical equipment would meet noise limits specified in the Saratoga Noise Ordinance. Therefore, this alternative would not reduce the significance or extent of construction-related or operational noise impacts identified under the proposed LRDP, and the same extent of mitigation would be required.

Alternatively, if utilities are extended to this alternative location via South College Circle, there would be significant construction-related noise impacts on residential receptors to the south due to their proximity to this road. In this case, construction noise impacts under this alternative would be greater than the proposed LRDP.

- **Cultural Resources:** When compared to the proposed LRDP, this alternative would not reduce the significant impact associated with proposed demolition of the Carlson House. Since there would be major utility extensions required under this alternative, the potential for unearthing and disturbing prehistoric archaeological materials could be greater under this alternative.

5.5.5 Alternative Withdrawn from Consideration

During the scoping process, one other alternative was considered, but as a result of preliminary analysis was determined either to be infeasible or to offer no significant environmental benefits over the LRDP, the Modified Design Alternative, or Lower Enrollment Alternative. Therefore, this alternative was not analyzed further in this EIR.

Campus Stadium Alternative

The West Valley College Educational and Facilities Master Plan (2001) served as a basis for the improvement plans identified by the LRDP and included a comprehensive schedule for the improvement of campus facilities. The Master Plan also specified goals and policies for the future direction of the College's educational services and the physical plant improvements necessary to achieve these objectives. The Master Plan entailed the development of most of the facilities improvements that are currently proposed by the LRDP including the scheduled remodeling and expansion of the Physical Education Complex. However, there is one major difference between the Master Plan's schedule of new facilities and those proposed by the LRDP. A significant component of the Master Plan that was withdrawn involved campus stadium improvements, including installation of bleachers, lights for the playing field, and scoreboard.

The components of the program to improve the sports facilities on the campus were the subject of a controversial proposal for similar facilities in 1974. At that time, the proposed stadium improvements were the subject of an EIR that was certified by the District. The project was also approved by the District, but not implemented due to community opposition. While the stadium improvements proposed by the Master Plan were not as extensive as those proposed in 1975, community concerns regarding lighting glare and noise impacts from the Master Plan's sports complex improvements resulted in the elimination of these campus improvements as part of the LRDP. The stadium improvements were abandoned as a result of a renewed commitment from the District to ensure the campus planning program responds to the needs of the community as well as the student body.

5.5.6 LRDP Environmentally Superior Alternative

An EIR is required to identify the Environmentally Superior Alternative from a range of reasonable and feasible alternatives evaluated in the EIR [Section 15126.6 (e) (2)]. The Environmentally Superior Alternative would be the alternative that results in fewer environmental impacts.

The preceding discussion compares the impacts of these alternatives with the proposed LRDP and a tabular comparison summary is presented in Table 5.5-1. As shown in this table, the Modified Design Alternative would result in the greatest reduction in identified significant environmental impacts associated with implementation of the LRDP. It would mitigate six of the identified significant impacts to less-than-significant levels. However, it should be noted that this alternative would not completely meet the objectives of the LRDP since it would include restoration or relocation of the Carlson House.

When compared to the proposed LRDP, the Modified Design Alternative represents a better balance of the District's objectives and environmental responsibility. Therefore, the Modified Design Alternative is the Environmentally Superior Alternative.

References – CEQA Considerations

Santa Clara County Planning Office, 2005. *Growth Projections 2000 – 2025*. Information provided through the SCC Website (<http://www.sccgov.org/content/0,4745,ccid%253D630916,00.html>). Accessed on January 23, 2005.

West Valley-Mission Community College District (WVMCCD), 2001. *West Valley College Educational and Facilities Master Plan*. February 16.

Table 5.5-1
Summary Comparison of Project Alternatives

Impact	Proposed LRDP	No Project Alternative	Modified Design Alternative	Lower Enrollment Alternative	Building Relocation Alternative
<u>Project Objectives</u> Meets Principal Project Objectives?	Yes	No	Yes except Carlson House	No	Yes
<u>Aesthetics</u> <ul style="list-style-type: none"> Cumulatively result in a substantial loss of mature native and non-native trees that contribute to the scenic and aesthetic values on campus. 	PSM	- LTS	- LTS	= PSM	+ PSM
<ul style="list-style-type: none"> Alter the visual character of the project site and its vicinity. 	PSM	- LTS	- LTS	= PSM	+ PSM
<u>Biological Resources</u> <ul style="list-style-type: none"> Construction impacts on sensitive species (e.g., the California red-legged frog, passerine nests, and bats). 	PSM	- LTS	= PSM	= PSM	+ PSM
<ul style="list-style-type: none"> Potential to reduce diversity of native species and reduce wildlife habitat values in riparian areas if highly invasive, non-native ornamental species were used. 	PSM	- LTS	= PSM	= PSM	+ PSM
<u>Hazards and Hazardous Materials</u> <ul style="list-style-type: none"> Potential to encounter hazardous materials in the soil and/or groundwater during ground-disturbing activities as well as in buildings planned for renovation or demolition. 	PSM	- LTS	= PSM	= PSM	+ PSM
<u>Traffic and Circulation</u> <ul style="list-style-type: none"> Although less than significant, there would be long delays for the westbound left-turn movement at the Fruitvale Avenue/main driveway intersection during the AM peak hour. 	LTS	- LTS	- LTS	- LTS	= LTS
<ul style="list-style-type: none"> Proposed spacing between the proposed Allendale Avenue/Science Way intersection and the Allendale Avenue/Harleigh Avenue would be inadequate. 	PSM	- LTS	- LTS	= PSM	= PSM
<ul style="list-style-type: none"> Proposed parking lot reconfiguration would not provide sidewalk connections between adjacent streets and the campus. 	PSM	- LTS	- LTS	= PSM	= PSM
<ul style="list-style-type: none"> Project construction could temporarily disrupt access to transit facilities. 	PSM	- LTS	= PSM	= PSM	= PSM
<u>Air Quality</u> <ul style="list-style-type: none"> The proposed project could result in increased stationary source emissions, which includes various toxic air contaminants (TACs) and associated odors. 	PSM	- LTS	= PSM	= PSM	= PSM
<ul style="list-style-type: none"> Mobile emissions generated by project-related traffic in addition to growth in the surrounding communities would cumulatively increase regional emissions. 	PSM	- LTS	= PSM	- PSM	= PSM

LTS = Less than Significant PSM = Potentially Significant but can be Mitigated to a Less-than-Significant Level

PS = Potentially Significant but Mitigation May Be Infeasible

"=" Same Level of Impact as Project "- Less Impact than Project "+" More Impact than Project

Table 5.5-1 (Cont'd)
Comparison of Project Alternatives

Impact	Proposed LRDP	No Project Alternative	Modified Design Alternative	Lower Enrollment Alternative	Building Relocation Alternative
<u>Noise</u>					
▪ Project construction would result in temporary short-term noise increases due to the operation of heavy equipment.	PSM	- LTS	= PSM	= PSM	+ PSM
▪ Mechanical equipment associated with the proposed Information Systems Building could significantly affect residences to the east.	PSM	- LTS	- LTS	= PSM	= PSM
▪ Cumulative construction noise impacts if planned construction projects occurred in the same vicinity at the same time.	PSM	- LTS	= PSM	= PSM	- PSM
<u>Cultural Resources</u>					
▪ Future construction-related earthmoving could unearth disturb prehistoric archaeological materials related to exploitation of creekside resources.	PSM	- LTS	= PS	= PS	+ PSM
▪ Demolition of the Carlson House would be significant impact to a historic resource on the campus.	PS	- LTS	- LTS	= PS	= PS

LTS = Less than Significant PSM = Potentially Significant but can be Mitigated to a Less-than-Significant Level

PS = Potentially Significant but Mitigation May Be Infeasible

"=" Same Level of Impact as Project "- Less Impact than Project "+" More Impact than Project

Chapter 6 Report Preparation and Persons/Agencies Consulted

6.1 Report Preparation

This EIR was prepared for the West Valley – Mission Community College District by Geier & Geier Consulting, Inc. (GGC). The following GGC staffmembers and subconsultants were involved in the preparation of this document:

Geier & Geier Consulting, Inc.

Frederick (Fritz) Geier	Project Manager
Valerie Chew Geier	Technical Director
Hans Giroux	Air Quality and Noise

Subconsultants

Hexagon Transportation Consultants	Transportation and Traffic
Holman & Associates	Cultural Resources
William Kanemoto Associates	Aesthetics
Orion Environmental Associates	Hazardous Materials

West Valley College Consultants

In addition, the applicant retained the following consultants to provide project information:

Bud Allen, CCS Group
Shaun Blaylock, CCS Group
Jim Moose, Remy, Thomas and Moose, LLP
Mark Perlberger, HalBear Enterprises

6.2 Persons/Agencies Consulted

The following agencies were consulted as part of preparation of this EIR:

West Valley–Mission Community College District (Project Sponsor and Lead Agency)

Ian Abell, Former Director, Facilities Planning & Operations

Brigit Espinosa, Director, General Services

Dave Fishbaugh, Dean, West Valley College Learning Resources

Greg Geary, Safety Coordinator, Northern California Community College Pool (Joint Authority)

Maggie Gould, Office Coordinator, West Valley-Mission Community College District Police Dept.

Linda King, West Valley College Anthropology Department (retired)

Donna Martin, Office Manager, Facilities Planning & Operations

Other Agencies

Kristen Borel, City of Saratoga Planning Department

Jim Bariteau, San Jose Water Company

Rochelle Henderson, Public Records Coordinator, Bay Area Air Quality Management District

Katie Shulte-Jong, California Office of Planning and Research

Jonathan Lee, West Valley Sanitation District

Hall Netter, Fire Prevention Inspector, Saratoga Fire District

Sohrab Rashid, P.E., City of Saratoga Contract Traffic Engineer

Reggie Williams, Green Valley Disposal Company

Chapter 6 Appendices

Appendix A

Notice of Preparation and Initial Study

NOTICE OF PREPARATION

TO: Responsible Agencies
Trustee Agencies
Interested Parties

FROM: West Valley – Mission Community College District

DATE: May 17, 2004

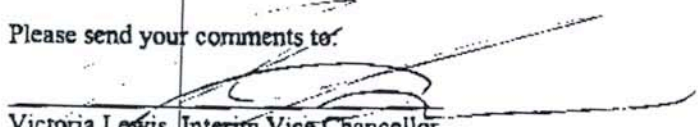
SUBJECT: PREPARATION OF THE WEST VALLEY COMMUNITY COLLEGE
EDUCATIONAL AND FACILITIES MASTER PLAN ENVIRONMENTAL IMPACT
REPORT (EIR)

The West Valley – Mission Community College District will be the Lead Agency for preparation of the *West Valley Community College Educational and Facilities Master Plan EIR*. West Valley College is located in Santa Clara County, at 14000 Fruitvale Avenue in the City of Saratoga.

The Educational and Facilities Master Plan would involve renovation and expansion of campus facilities as well as improvement of campus vehicular and pedestrian circulation. Project components are summarized as follows: (1) maintenance projects including maintenance, repair and/or replacement of various building exterior/interior finishes and utility systems; (2) demolition of one temporary structure and one permanent structure and replacement of each demolished structure with a larger building; (3) interior remodeling of ten existing buildings; (4) renovation and/or expansion of four existing buildings; (5) construction of two new buildings; (6) reconfiguration and consolidation of seven existing campus accesses to four locations on Fruitvale and Allendale avenues; (7) realignment of existing campus roadways and walkways to improve on-site circulation; and (8) restoration of Vasona Creek. The proposed Master Plan would involve development of approximately 95,700 assignable square feet (ASF) of new space over a 15-year period. Demolition of two structures would result in a net increase of approximately 92,000 ASF. Plan implementation would increase total permanent space on campus from approximately 361,000 ASF to 453,000 ASF. New building areas would total approximately 128,500 gross square feet (GSF). All proposed facilities would be developed within the existing campus boundaries.

The District is soliciting your views on the scope and content of the EIR. Such comments will be incorporated into the EIR, as appropriate. If you would like to review a complete project description and Initial Study Checklist, please contact Interim Vice Chancellor Business and Finance at (408) 741-2082 and a copy will be sent to you. Your response should be sent at the earliest possible date but no later than 30 days after receipt of this notice. The NOP comment period will extend from May 17, 2004 to June 18, 2004.

Please send your comments to:


Victoria Lewis, Interim Vice Chancellor
West Valley – Mission Community College District
Facilities Planning and Operations
14000 Fruitvale Avenue
Saratoga, CA 95070

If you have questions, please call Victoria Lewis at (408) 741-2082.

INITIAL STUDY

WEST VALLEY COMMUNITY COLLEGE

EDUCATION AND FACILITIES

MASTER PLAN

SARATOGA, CALIFORNIA

LEAD AGENCY: WEST VALLEY – MISSION COMMUNITY COLLEGE DISTRICT

APRIL 2004

PREPARED BY
GEIER & GEIER CONSULTING, INC.
P.O. BOX 5054
BERKELEY, CA 94705-5054
510/644-2535

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WEST VALLEY – MISSION COMMUNITY COLLEGE DISTRICT

ENVIRONMENTAL CHECKLIST

Project Title: Educational and Facilities Master Plan

Lead Agency: West Valley – Mission Community College District
Facilities Planning and Operations
14000 Fruitvale Avenue
Saratoga, CA 95070

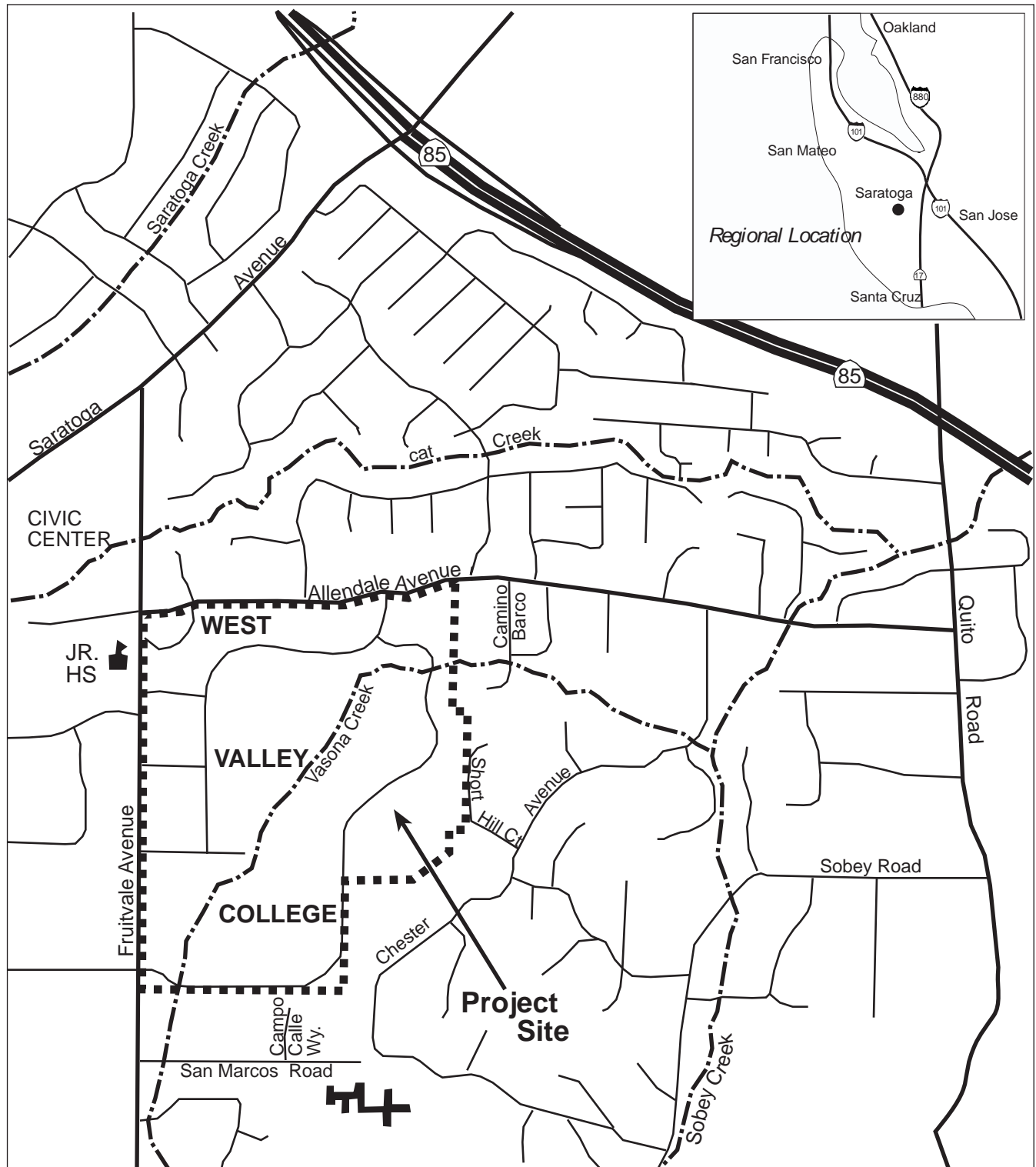
Contact: Joseph I. Abell, Director of Facilities Planning,
(408) 741-2042

Project Location: West Valley College is located in Santa Clara County, at 14000 Fruitvale Avenue in the City of Saratoga. The 143-acre campus is located southeast of the Allendale Avenue/Fruitvale Avenue intersection, and is bounded by Fruitvale Avenue on the west, Allendale Avenue on the east, and residential uses on the east and south. Access is provided at four locations on Fruitvale Avenue (Main Entrance, Admissions Way, Athletics Way, and South College Circle) and two locations on Allendale Avenue (Science Way and Theater Way). Access to the bus stop in the northwest corner of the campus is provided by an entry driveway on Allendale Avenue and an exit driveway on Fruitvale Avenue. **Figure 1** indicates the college's location on a regional and local level.

Project Description: The West Valley College campus is developed with 12 single-story permanent building complexes, eight temporary structures, two former residences (two-story), seven parking lots, and various sports fields/facilities. Buildings currently provide approximately 361,000 assignable square feet (ASF) of space, and are located generally in the center of the campus. Parking facilities are located generally along the western and northern perimeters of the campus, while sports facilities are located mostly along the eastern and southern perimeters of the campus. Sports facilities include fields for baseball, football, track, softball, soccer, pool, golf driving range, basketball courts, volleyball courts, and tennis courts. Vasona Creek traverses the center of the campus on a southwest-northeast axis and receives seasonal flows from a minor tributary drainage known as Wildcat Creek. **Figure 2** shows existing campus facilities.

Since the campus was completed nearly three decades ago, changes in instructional methods over this time have created the need to modify existing space (classrooms, laboratories, and offices) and develop additional capacity in telecommunications and distance-learning capabilities. Such modifications would entail a complete re-working of the college's wiring structure and the installation of advanced technology in all classrooms and many of the laboratories. In addition, developments in the area of matriculation necessitate that more space be provided for admissions and part-time faculty, and more flexible work areas be provided for classified staff. A high priority for the campus is barrier removal for the physically disabled.

In addition to these needs, the College projects an increased need in instructional capacity. Instructional capacity is measured in terms of "Weekly Student Contact Hours" (WSCH). Although student enrollment declined 15% or 1.5% annually between 1988/89 and 1998/99, it has increased 4% annually since then. While there was an overall decline in student enrollment over this period, these fewer students increased their course loads from 6.74 to 8.91 WSCH/enrolled student. The State Chancellor's Office estimates that student enrollments will increase modestly at 2.5% annually over the next ten years, which would further increase demand on instructional capacity. The College's WSCH is estimated to increase by 22,000 WSCH between 2000 and 2010, increasing from 136,944 to

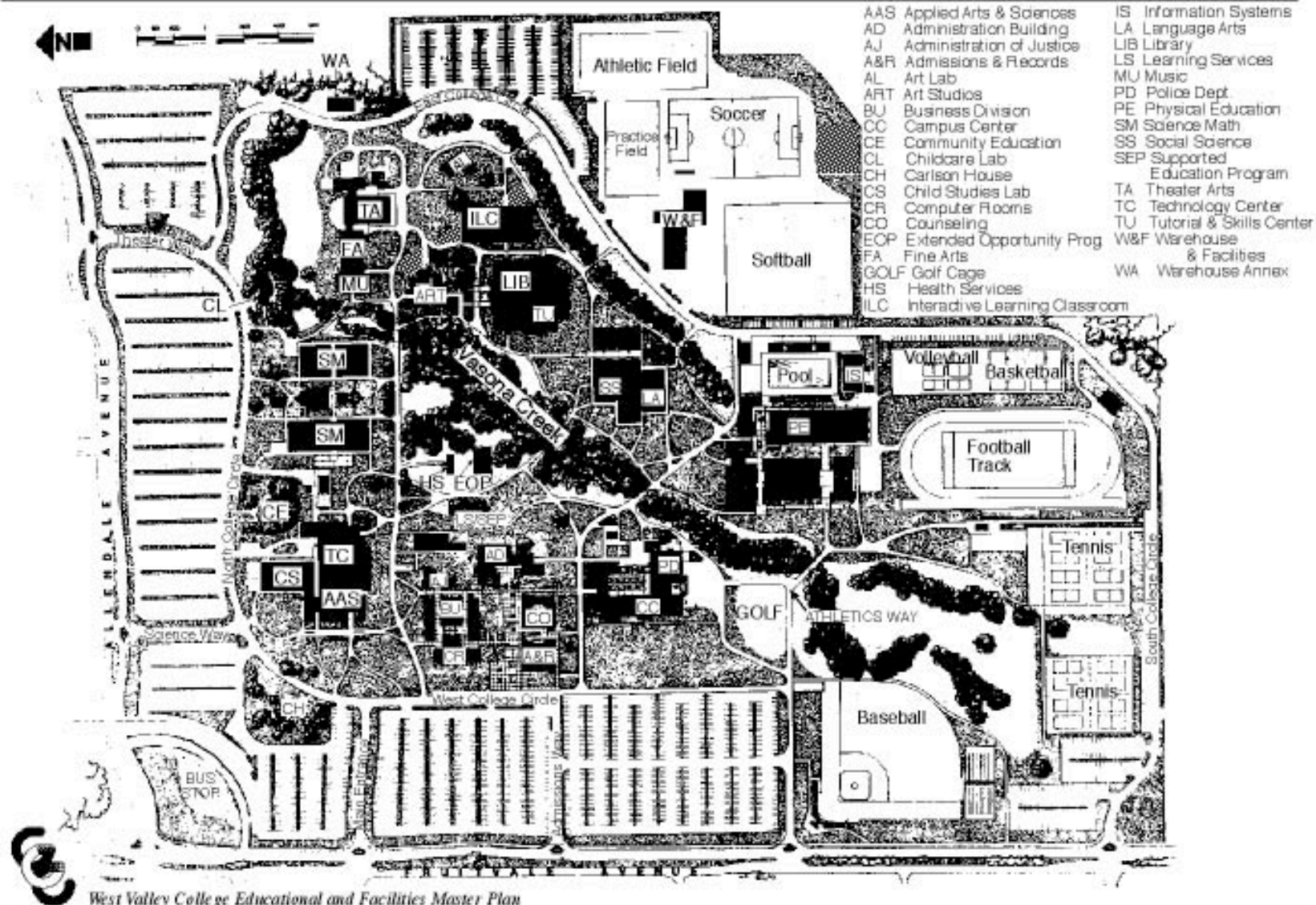


Source: Geier & Geier Consulting, Inc. (2003)



Existing Facilities

Figure 2



Initial Study – West Valley College Educational and Facilities Master Plan

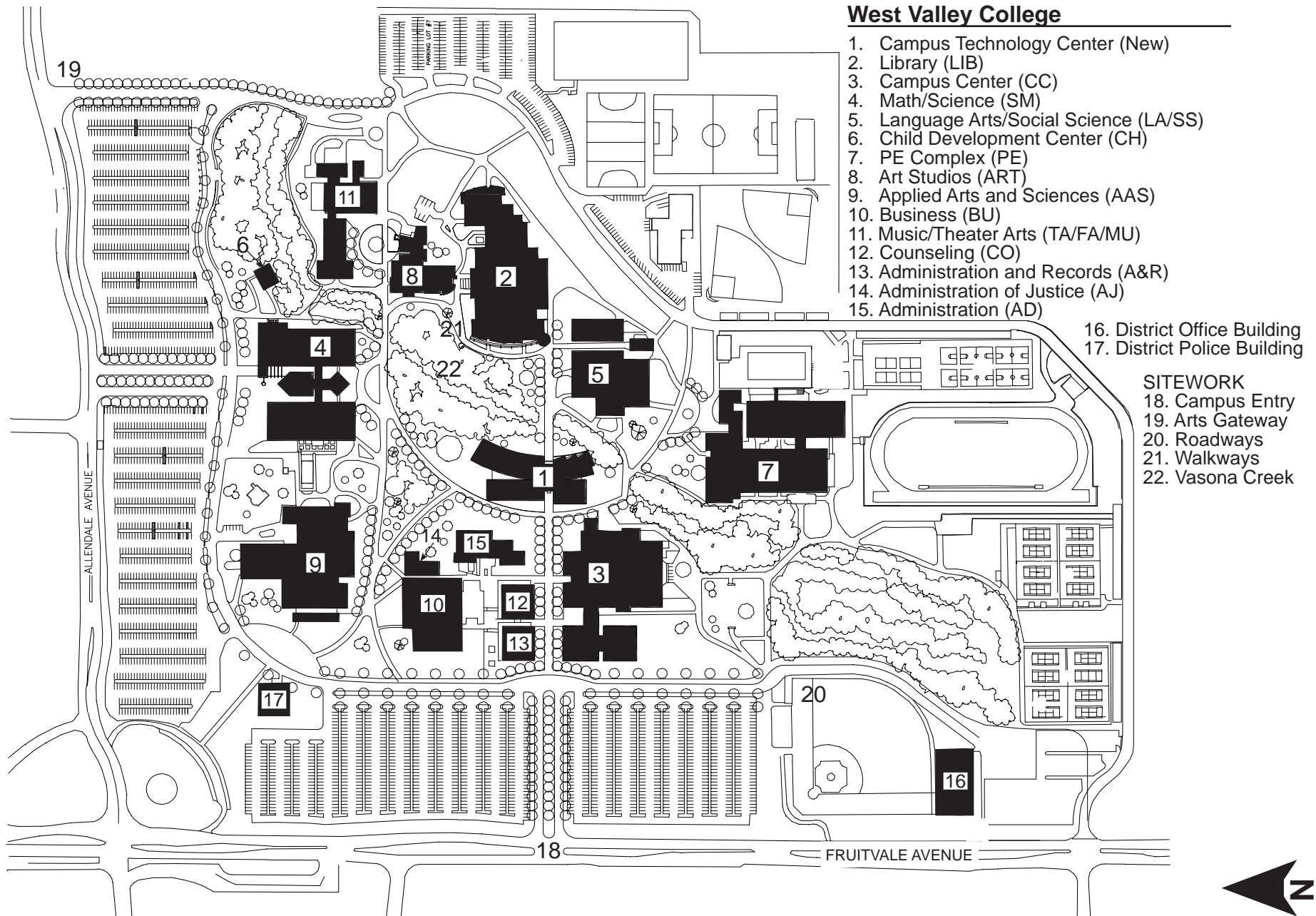
158,947 WSCH. Based on the State Chancellor's Office projection of WSCH growth, the capacity/ load ratios indicate the need for additional space in the following categories:

▪ Lecture	1,195 assignable square feet (ASF)
▪ Laboratory	15,054 ASF
▪ Office	0 ASF
▪ Library	13,193 ASF
▪ <u>Media</u>	<u>5,659 ASF</u>
▪ Total	35,101 ASF

WSCH growth forecasts are estimated based on a formula, which accounts for many factors including high school graduation rates. Although high school graduation rates are decreasing, the College currently exceeds the WSCH forecast. To meet anticipated future needs, the proposed Educational and Facilities Master Plan (Master Plan) was developed, consisting of two components: (1) an Educational Master Plan that details the college's major future academic and instructional initiatives; and (2) a Facilities Master Plan that provides the infrastructure to support the academic initiatives. The Facilities Plan is the direct expression of goals identified by the Educational Plan. The Educational and Facilities Master Plan would involve renovation and expansion of campus facilities as well as improvement of campus vehicular and pedestrian circulation. Project components are summarized as follows:

- Maintenance projects including maintenance, repair and/or replacement of various building exterior/interior finishes and utility systems;
- Demolition of one temporary structure and one permanent structure and replacement of each demolished structure with a larger building;
- Interior remodeling of ten existing buildings;
- Renovation and/or expansion of four existing buildings;
- Construction of two new buildings;
- Reconfiguration and consolidation of seven existing campus accesses to four locations on Fruitvale and Allendale avenues;
- Realignment of existing campus roadways and walkways to improve on-site circulation; and
- Restoration of Vasona Creek.

The Master Plan would be implemented over a 15-year period. Project implementation would involve development of approximately 95,700 ASF of new space. Demolition of one temporary structure (2,200 ASF) and Carlson House (1,600 ASF) would result in a net increase of approximately 92,000 ASF. Project implementation would increase total permanent space on campus from approximately 361,000 ASF to 453,000 ASF. New building areas would total approximately 128,500 gross square feet (GSF). All proposed facilities would be developed within the existing campus boundaries and locations of planned improvements are indicated in Figure 3, the Proposed Educational and Facilities Master Plan (modified to include all listed projects).



It should be noted that the proposed project evaluated in this study includes individual improvement projects identified by the Master Plan and supplemental improvements as identified by the District. A detailed list of planned projects, existing and proposed assignable space by project, and construction schedules are included as **Attachment 1**. These projects have been classified into four types of development projects and each project is described briefly below:

Maintenance Projects

Maintenance projects for all permanent structures would be implemented at the same time that more extensive “interior remodeling” and “modification/conversion” projects occur. These projects involve:

- Exterior Materials Maintenance and Repair
- Interior Finishes Upgrade and Replacement
- Utility Systems Maintenance and Replacement (including network, telephone, electrical distribution, security system, energy management system, clock system, and installation of a fire protection water main)

Sections 15300 – 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (California Code of Regulations, Title 14, Division 6, Chapter 3) include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. Section 15301 of the CEQA Guidelines identifies Class 1 exemptions consisting of operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. Exemptions under Section 15301 apply to:

- Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trail, and similar facilities;
- Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards or public health and safety
- Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project area has all public services and facilities available for maximum build-out and is not located in an environmentally sensitive area.

Projects that would add less than 10,000 GSF would be categorically exempt and therefore, are not specifically evaluated in this Initial Study. Since these projects would not add any new space, they are not specifically evaluated in this Initial Study. However, the effects of exterior maintenance in general (e.g., asbestos removal, construction impacts) will be addressed in the Initial Study.

Demolition Projects

The Master Plan indicates that all temporary structures would be demolished since many of these are over 25 years old. Uses within most of these structures would be relocated to modified, existing permanent buildings. Although the Master Plan identifies the following temporary structures to be demolished, it is now anticipated that all but one would be retained and reprogrammed for other uses. Temporary structures and their anticipated use are listed as follows:

- Child Care Center (CH Building) – to be demolished.
- Carlson House – to be demolished.
- EOPS – to remain in service.
- Information Systems (IS Building) – to remain in service, possibly by P.E. Department.
- Art Labs (AL Building) – to remain in service, possibly by the Art Department.
- Health Care (HC Building) – to remain in service, possibly by Information Systems.
- Learning Services (LS Building) – to remain in service, possibly by faculty offices.
- Police– to remain in service.
- Warehouse and Facilities Annex– to remain in service as existing use.

Demolition of the Child Care Center and Carlson House would result in the removal of approximately 3,800 ASF, while the remaining 13,800 ASF would be reprogrammed for other uses or remain in its present use.

Section 15302 of the CEQA Guidelines provides for the exemption (Class 2) of facilities that consist of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This includes:

- Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent;
- Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

This Initial Study considers the environmental effects of demolishing one temporary building since reuse of existing buildings would be exempt from CEQA.

Interior Remodeling Projects

Interior remodeling would be required for all remaining structures on campus. Different from the more extensive efforts necessary to convert buildings to new programmatic requirements under the next project category below, construction activities in this category include classroom modification, smart class construction, disabled access improvements, mechanical systems replacement, fire sprinkler replacement, lighting and power upgrades, and enhanced data and telecommunications capability. Buildings in this category include:

- Administration of Justice (AJ Building);
- Admissions and Records (A&R Building);
- Business Education/Computer Rooms (BU/CR Building);
- Student Counseling (CO Building);
- Applied Arts and Sciences (AAS/CS/TC Building);
- Theater Arts (TA Building);
- Music (MU Building);
- Art Studios (AS Building and Art Labs);
- Language Arts/Social Sciences (LA/SS Building);
- Physical Education (P.E. Building);
- Warehouse and Facilities (W&F Building).

All but two of the above interior remodeling projects would not increase building size or usable space. Individually, these projects would qualify under the Class 1 exemption identified by the CEQA Guidelines (Section 15301).

The two exceptions would be the Art Studios and P.E. Complex remodeling projects. The Art Studios remodel would relocate Art Lab activities currently housed in temporary space to a permanent space in this building; this project would increase the Art Studios Building by 2,802 ASF (4,003 GSF). The P.E. Complex remodel would include the addition of space for faculty offices (4,000 ASF or 6,000 GSF). Projects that would add less than 10,000 GSF would be categorically exempt [(Section 15301(e)(2))] and, therefore, are not specifically evaluated in this Initial Study. However, each project's contribution to the Plan-related increases in space, whether greater or less than 10,000 GSF, would be evaluated on a cumulative basis (part of the total 92,000 ASF net increase) in this Initial Study.

Sitework/Infrastructure Projects

The Plan identifies the campus landscape as an important contributor to education, and also reflects community priorities to preserve and protect the grounds. Projects in this category include:

- Realign Campus Entries at Allendale and Fruitvale;
- Develop New Vehicle Access to Theater Arts Area;
- Reconfigure/Consolidate Campus Roadways;
- Reconfigure/Consolidate Campus Walkways;
- Restore Vasona Creek;
- Restore Farm Pond adjacent to Math/Science Building and Greenhouse.

While the minor alterations of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities would be exempt (Class 1) under Section 15301(c) of the CEQA Guidelines, the proposed project would involve extensive realignment of entrance driveways and parking facilities. This Initial Study evaluates the effects of these planned improvements.

For the restoration of Vasona Creek, Section 15307 of the Guidelines provides for the exemption (Class 7) of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for the protection of the environment. The Initial Study examines the potential effects arising from the conceptual plans for restoration of Vasona Creek and a tributary channel on the campus.

In addition to these projects, landscape and sitework would be included in the Campus Center and M/S Building renovation/expansion projects as well as the P.E. Building interior remodeling project. Section 15304(b) of the CEQA Guidelines provides for an exemption of new gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping.

Renovation/Expansion and New Construction Projects

Renovation/expansion projects could include activities described in the above category, but also could include significant external modifications. These improvements would be necessary to change a building's role on campus or greatly expand its capabilities. Conversion/modification projects would consolidate services or related activities, address compelling life safety concerns, provide permanent facilities for projects in the preceding categories, or relieve internal congestion. Buildings in this category include:

- Administration and Business (AD Building);
- Campus Center (CC/BKS/PD Building);
- Library/Television (LIB/TV/TU Building);
- Science and Mathematics (M/S Building).

No space is currently available on campus or in the vicinity to house programs and services temporarily displaced by remodeling or conversion projects. No potential leased facilities exist in the immediate area.

Consequently, development of surge space, or construction of new facilities is required prior to undertaking any of the activities described in the categories above. New construction would be required to consolidate activities, address program area and life safety deficiencies, and provide permanent facilities for all programs and services. Potential buildings in this category include:

- Campus Technology Building (New Building);
- Student Services Addition (Student Services Mall) to Campus Center (CC/BKS/PD Building);
- Library/Television Addition (LIB/TV/TU Building);
- Science Building Laboratory Addition (M/S Building);
- District Office Building (New Building);

There are two additional buildings that would be constructed, but they would replace the existing Child Care Center and Carlson House, both proposed to be demolished. The replacement buildings would be larger in size than the buildings being demolished and they are:

- Child Development Center (Replacement Building); and
- District Police and Institutional Advancement Building (Replacement Building).

Conversion/modification and new construction projects would result in the addition of 95,700 ASF. With the removal of 3,800 ASF associated with demolition of existing building space, these projects would result in a net addition of approximately 92,000 ASF. This Initial Study assesses the environmental effects of this added space. Projects that would add more than 10,000 GSF are not categorically exempt and are evaluated on a project-specific basis in this Initial Study. Projects that would add less than 10,000 GSF would be categorically exempt and therefore, are not specifically evaluated in this Initial Study. However, each project's contribution to the Plan-related increases in space, whether greater or less than 10,000 GSF, would be evaluated on a cumulative basis (part of the total 92,000 ASF increase) in this Initial Study.

It should be noted that a preliminary review of the potential environmental effects of the West Valley College Educational and Facilities Master Plan indicates that an environmental impact report (EIR) will be required to assess fully the effects of the actions proposed as part of the Master Plan. CEQA Guidelines recommend the preparation of an Initial Study to focus the EIR on only the potentially significant effects, even if the Lead Agency has already concluded that an EIR is required. The preparation of this Initial Study will allow the Lead Agency to focus on potentially significant effects and avoid unnecessary analysis of those effects that are not potentially significant. Additionally, the EIR facilitates the evaluation of impacts that individually may be exempt from review, but may be cumulatively significant. Due to the nature of the proposed Master Plan, many individual elements of the project would ordinarily be exempt from the environmental review requirements of CEQA; however, taken as a whole, these impacts may be significant and will be evaluated either in this Initial Study or as a part of the EIR.

Consultation with the State Office of Planning and Research indicates that the preparation of a Program EIR would be an appropriate course of action for the evaluation of the Master Plan's environmental impacts.¹ The Program EIR would provide the first tier of environmental analysis for

¹ Personal Communication with Katie Shulte-Jong, California Office of Planning and Research, on July 2, 2002.

the Master Plan and form the basis for future evaluation of project elements at appropriate times. The Guidelines encourage the use of Program EIRs, citing the following advantages:

- Provision for a more exhaustive consideration of impacts and alternatives than would be practical in an individual EIR;
- Focus on cumulative impacts that might be overlooked in case-by-case analysis;
- Avoidance of continual reconsideration of recurring policy issues;
- Consideration of broad policy alternatives and programmatic mitigation measures at an early stage;
- Reduction of paperwork by encouraging the reuse of data (through tiering).

Surrounding Land Uses and Setting: The 143-acre West Valley College campus is located in eastern Saratoga, southeast of the Saratoga Civic Center. The campus is bounded by Fruitvale Avenue on the west and Allendale Avenue on the north. Residential uses abut the southern and eastern campus boundaries. The Saratoga City Hall is located northwest of the site across the Fruitvale Avenue/Allendale intersection. Adjacent land uses include Redwood Middle School and residential uses to the west across Fruitvale Avenue as well as residential uses to the north across Allendale Avenue. The Church of Jesus Christ of Latter Day Saints is immediately east of the campus on Allendale Avenue. The Odd Fellows Home (Independent Order of Odd Fellows' Grand Lodge of California), a senior care facility, is located approximately 500 feet south of the campus.

Other agencies whose approval is required (e.g., permits, financing approval, or participation agreements): The EIR will identify other agency approvals that will be required prior to project implementation. Approval by the Division of the State Architect, Santa Clara County Fire Department, City of Saratoga, Army Corps of Engineers (Vasona Creek), Santa Clara County Water District (Vasona Creek), and West Valley – Mission Community College District will be required, at a minimum, for building designs, handicap accessibility, fire and life safety/emergency access.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

X	Aesthetics		Agriculture Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources	X	Geology/Soils
X	Hazards & Hazardous Materials	X	Hydrology/Water Quality		Land Use/Planning
	Mineral Resources	X	Noise	X	Population/Housing
X	Public Services		Recreation	X	Transportation/Traffic
X	Utilities/Service Systems	X	Mandatory Findings of Significance		

DETERMINATION:

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
X	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Victoria Lewis, Interim Vice Chancellor, Administrative Services

4/13/04
Date

EVALUATION OF ENVIRONMENTAL IMPACTS

ISSUES:

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics - Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

Implementation of the proposed project could result in changes in views of the campus from surrounding areas. The EIR will determine the visibility of the various project improvements from surrounding areas and determine whether significant adverse visual impacts could take place. If needed, representative site views will be presented to illustrate visibility or lack of visibility from adjacent sensitive-viewing receptors of proposed buildings and other major visual features associated with the project plans. If the analysis indicates that there are any instances of substantive project visibility from sensitive receptors, simple building envelope massing simulations will be prepared, if appropriate. The EIR will also address the potential for new light and glare effects resulting from the establishment of new and expanded facilities on the campus.

II. Agriculture Resources - Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use?				X

The West Valley College campus is currently developed with college facilities and is surrounded by urban uses. Therefore, project implementation would not result in any impacts to farmlands, conflict with any agricultural uses, or cause conversion of farmland to non-agricultural use.

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality - Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?	X			

Potential air quality impacts associated with the project would relate primarily to vehicular emissions from changes in traffic that would result from implementation of the project. Increases in vehicular traffic and changes in traffic circulation due to project implementation would have the potential to increase air pollutant emissions both on a local (micro-scale) and regional basis. Proposed demolition, remodeling, and new construction would result in increased dust and exhaust emissions. Also, the proposed addition of a science laboratory wing could introduce a new source of odors. The EIR will evaluate the potential for these air quality impacts due to project implementation.

IV. Biological Resources - Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

The campus is developed with college facilities, including walkways, roadways, and landscaping. Its only natural feature is Vasona Creek. Vasona Creek traverses the center of the campus on a southwest-northeast axis and its location is indicated in **Figure 2**. The creek riparian corridor contains both native and exotic species. For the most part, the campus' riparian corridor along Vasona Creek has remained undisturbed; three road crossings and five pedestrian bridges are the only locations where the creek channel and embankments have been affected by campus facilities. Additionally, paved pathways parallel the creek alignment, with some interpretative signage occurring at points along the paths. Vasona Creek and its riparian zone contribute substantially to the character of the campus and are recognized by the District as a valuable natural resource and amenity to the college community. The Education & Facilities Master Plan identifies restoration of Vasona Creek as one of 20 projects listed in the Recommended 15-Year Construction Plan.

The proposed project would have two primary effects on the biological resources occurring on the campus. First, the improvement plans identified by the Master Plan include new construction, renovation, and expansion projects for campus facilities. New building construction and expansion of existing facilities would require the removal of landscaping, including mature trees, in several locations on the campus. In certain cases, the new facilities may require the removal of trees that are commonly protected in the surrounding communities. This would constitute an adverse effect of project implementation and will be examined further in the EIR.

A second category of potential impact entails the construction of facilities in proximity to Vasona Creek's riparian corridor. The California Department of Fish and Game has jurisdiction over these resources and a close assessment of the project's potential impacts on biological resources will be required. To the extent that there are no specific plans for Vasona Creek restoration presented in the Master Plan, the EIR will need to provide direction for future conservation of the habitat resources, recognizing that more specific, detailed plans would be required for creek restoration projects identified in the Master Plan.

The EIR analysis will include background research regarding special-status species and habitats, including information compiled by the California Natural Diversity Data Base (CNDDB) on file at the County and by any other available biological resource studies that have been completed by the District. Reconnaissance-level site assessment of existing habitats on campus and in the immediate

project vicinity will also contribute to the biotic resource assessment. The program-level impact analysis will focus on evaluating the effects of the project elements. Policy recommendations will provide guidelines for the specific development projects potentially affecting the creek habitat and for creek restoration efforts.

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			

Construction activities associated with project implementation could result in disturbance of historical or archaeological resources, if such resources are present on campus. As part of the EIR impact analysis, a historical archival search and field inspection of the campus will be completed to determine the potential for encountering historical or prehistoric archaeological materials. Since the Carlson House is proposed to be demolished, the historical significance of this house will need to be determined. Historical and architectural studies of the House will be completed as part of the EIR for the project.

VI. Geology and Soils - Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
b) Strong seismic ground shaking?		X		
c) Seismic-related ground failure, including liquefaction?			X	
d) Landslides?			X	
e) Result in substantial soil erosion or the loss of topsoil?		X		
f) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
g) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Seismic Hazards. According to the City of Saratoga *General Plan Safety Element* (1987), West Valley College is located in the Saratoga Terrain Unit V, Valley Floor. The valley floor of Saratoga is comprised of alluvial fan deposits, with alluvium composed of unconsolidated particles consisting of clay, silt, sand, and gravel. The Safety Element indicates that seismic hazards within this terrain unit would be as follows: low potential for surface rupture, landslides, and ground lurching; medium potential for subsidence and liquefaction; high potential for structural failure hazards primarily due to strong groundshaking. The San Andreas Fault is the only known active fault (activity expected within the next 100 years) in the vicinity of Saratoga, but is located approximately three miles to the southwest of the site along the ridge of the Santa Cruz Mountains. The Shannon Fault, a potentially active fault (no reliable evidence of recent displacement), is located approximately 300 feet northeast of the campus.

According to the Master Plan, the College is located in a region of high seismic activity. No significant construction has been undertaken since the campus founding in the late 1960's. Consequently, no recent soils reports are available. The Master Plan indicates, however, that there were no reported incidents of subsidence and no visual indication of past settlement problems in the vicinity of buildings. A study initiated by the Office of the State Architect indicated that the risk to structures from earthquake-induced instability (ground fault rupture, liquefaction, landslides) is believed to be less than significant, according to the Master Plan. The Master Plan indicates that this study did not examine geotechnical conditions and the Plan recommends that such an investigation be completed prior to any new development.

The Master Plan indicates that in 1996, consultants to the Office of the State Architect evaluated the seismic performance of campus buildings. The survey was only an assessment and did not include specific recommendations for improvement. Although Section 104(f) of the California Building Code provides the flexibility to perform extensive architectural, mechanical, and electrical upgrades to the building without triggering collateral structural/seismic strengthening work. However, the Master Plan recommends that a detailed study be done and two levels of priority be established for seismic strengthening: (1) improved life safety protection for building occupants; and (2) improved earthquake resistance of the buildings to reduce non-life threatening property damage in moderate earthquakes. The Master Plan also recommends that a survey of non-structural elements (mechanical equipment, electrical equipment, ductwork, piping, and conduits) be made for seismic resistance needs.

Potential geotechnical hazards would be reduced to a less-than-significant level by implementation of the mitigation measures below. In addition, the State of California will require that all construction on the campus comply with the latest version of the Uniform Building Code, which includes special requirements for public school facilities. School requirements are more stringent than those required for general structures.

Soil Engineering Constraints. The campus is relatively level, and therefore, substantial grading for new development is not anticipated at this time. No grading would be associated with interior remodeling projects. Nevertheless, the potential for erosion and downstream sedimentation of Vasona Creek would exist during construction associated with any expansion and new construction projects. In addition to erosion hazards, the potential for soil engineering constraints (e.g., expansivity, etc.) have not been determined at this time, and will need to be determined prior to any new construction.

The following mitigation measures will be required to reduce potential geotechnical hazards and soils constraints to a less-than-significant level:

18. *Geotechnical and/or soil engineering investigations will be performed for each renovation, expansion, and new construction project.*
19. *Detailed surveys of seismic strengthening needs will be performed in all buildings to be remodeled or renovated.*
20. *A survey of non-structural elements will be conducted in all buildings to determine seismic resistance needs.*

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Hazards and Hazardous Materials - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		X		
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Public health hazards would be associated with three aspects of the proposed project: (1) the potential to encounter hazardous materials in subsurface soils or groundwater during construction of planned facilities; (2) potential release of hazardous building materials during demolition of temporary structures or removal of building materials as part of planned renovation, expansion, or conversion of existing permanent buildings; and (3) the use and storage of hazardous materials as part of campus uses and the potential for toxic air emissions from school operations.

A computerized database search² was conducted to identify permitted hazardous materials uses at the college and to assess the potential for encountering contaminated soil and/or groundwater as a result of project activities. Based on this search, West Valley College is classified as a large quantity generator under the Resource Conservation and Recovery Act (RCRA) and has permitted underground storage tanks. These are considered permitted uses of hazardous materials that are well regulated although violations of RCRA regulations are reported.

The college is also identified in the Spills, Leaks, Investigation, and Cleanup Cost Recovery Listing of the San Francisco Bay Regional Water Quality Control Board (SLIC Reg2) and in Leaking Underground Storage Tank (LUST) and CORTESE databases. Listing in these databases indicates that soil and/or groundwater contamination has occurred although no specific information is provided regarding contaminants identified or their concentrations. Limited information available from the database search indicates that one SLIC case and one LUST case have been closed. As of January 2001, one LUST case was still open and information available from the database search indicates that MTBE has been identified in the groundwater. One SLIC case involving solvents is reported as inactive. It will be necessary to conduct reviews of regulatory agency files to identify specific contaminants of concern, where the contaminants have been identified, and the status of closure for each case.

The EIR will analyze the potential to encounter hazardous materials in soil and groundwater during implementation of project activities based on further analysis of soil and groundwater conditions that resulted from historic releases. The EIR will also analyze the potential to encounter hazardous building materials such as asbestos, lead-based paint, and PCB-containing materials during building renovation and demolition. Potential public health and environmental impacts related to transport, use, or disposal of hazardous materials and a release of hazardous materials will be assessed on the basis of site specific information obtained and potential future changes in the use of hazardous

² EDR, 2003. *EDR Field Check Report, West Valley College*. February 4.

materials as a result of project implementation. Mitigation measures will be identified. The EIR will also address potential impacts related to the use of hazardous materials within 0.25 mile of a school.

The project is not located within an airport land use plan area or within two miles of a public use airport or in the vicinity of a private airstrip. Therefore, the project would not be expected to result in a safety hazard for people residing or working in the project area. The project would also not impair or physically interfere with an adopted emergency response or emergency evacuation plan and would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. These impacts will not be further discussed in the EIR.

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Hydrology and Water Quality - Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?		X		
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Water Quality. Since project implementation would not alter the existing campus use, it is not expected to introduce any new point sources of effluent discharges. Therefore, the project would not violate waste discharge requirements.

West Valley College is located within the Vasona Creek watershed. Runoff generated on the campus drains to surface drainage facilities that discharge into this creek and eventually into the San Francisco Bay. With respect to non-point sources, new, more stringent water quality regulations of the Clean Water Act have recently been triggered because the NPDES (National Pollution Discharge Elimination System) permit program has failed to protect beneficial uses of Santa Clara County's creeks and the South San Francisco Bay. Evidence includes violations of ambient water quality criteria, high concentrations of toxic substances, and fish consumption health advisories. These new regulations require that all discharges shall comply with Provision C.3, New and Redevelopment Performance Standards of Order No. 01-024 of the NPDES permit program.

Pursuant to Provision C.3 of Order No. 01-024, the District will be required to incorporate stormwater treatment Best Management Practices (BMPs) into each project's design to reduce stormwater pollution to the maximum extent practicable. As part of new building construction, the District will be required to implement non-point source pollution prevention measures such as directing all roof runoff to energy dissipators and dispersing runoff as sheet flow into landscaped areas (such as bio-swales). Project designs shall be required to maximize infiltration, provide retention or detention, slow runoff, and minimize impervious land coverage to reduce pollutant loads from site to the maximum extent practicable. Implementation of such measures would reduce potential water quality impacts to a less-than-significant level.

Groundwater. The existing campus is extensively covered by impervious services associated with campus parking lots, buildings, and recreational facilities. Although project implementation would result in a two percent increase in impervious surfaces associated with the new Campus Technology Center, District Office Building, and various building additions, such an increase is not expected to substantially interfere with groundwater recharge. Any increase in water demand resulting from increased student enrollment or instructional capacity would not deplete groundwater supplies since water is supplied the San Jose Water Company, which derives water from sources other than the local groundwater aquifer.

Storm Drainage. Stormwater runoff generated on-campus enters surface drainage facilities that drain into Vasona Creek. New building construction and building additions that would occur with project implementation would alter drainage patterns in the vicinity of these buildings, but would not alter existing drainage patterns on-campus. Such building construction would result in a two percent increase in impervious surfaces on-campus and such a small increase is not expected to substantially increase the rate or amount of surface runoff from the campus overall. In addition, non-point source water quality measures will be required as part of new construction and these measures emphasize maximizing infiltration, providing retention or detention, slowing runoff, and minimizing impervious land coverage to reduce pollutant loads from the site to the maximum extent practicable. Such measures would help delay peak flows and reduce stormwater runoff volumes, offsetting incremental increases associated with project-related new construction.

Flood Hazards. The project site is traversed by Vasona Creek. According to Santa Clara Valley Water District (SCVWD) and Federal Emergency Management Agency (FEMA) flood maps,³ Vasona Creek and the West Valley College campus are not located within any mapped FEMA or SCVWD flood zones. Therefore, proposed building additions and new building construction would also be located outside any mapped flood zones. Although Plan implementation would include restoration of Vasona Creek, such creek improvements would not affect existing flood zones at and downstream of the campus. Vasona Creek restoration plans would be formulated to address the plant species composition and habitat values of the creek's riparian zone, without substantially affecting the drainage characteristics of the stream.

Implementation of the following mitigation measures will reduce potential water quality effects to a less-than-significant level:

21. *All new construction projects located outside of existing development areas (outside existing building footprints, roadways, walkways, and paved areas) shall be subject to requirements of Provision C.3, New and Redevelopment Performance Standards of Order No. 01-024 of the NPDES permit program. These projects shall incorporate the following measures:*

- *Interim and final erosion control plans shall be prepared.*
- *Project designs shall incorporate stormwater treatment Best Management Practices (BMPs) such as directing all roof runoff to energy dissipators and dispersing runoff as sheet flow into landscaped areas (such as bio-swales).*
- *Project designs shall be required to maximize infiltration, provide retention or detention, slow runoff, and minimize impervious land coverage to reduce pollutant loads from site to the maximum extent practicable.*

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Land Use and Planning - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

The proposed project would result in a reorganization of campus facilities within the boundaries of the existing campus. Existing buildings would be renovated, converted, expanded, or replaced while

³ Source of SCVWD and FEMA flood maps: <http://www.fema.gov> and <http://www.valleywater.org/index.htm>

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two new buildings would be added: Campus Technology Center and District Office Building. In addition, some campus roadways and pathways would be realigned, reconfigured, or consolidated to improve vehicle and pedestrian circulation. All proposed activities would occur within existing campus boundaries and therefore, would not divide an established community.

The West Valley College is part of the State Community College system, and therefore, the City of Saratoga *General Plan* does not have jurisdictional authority over the campus. However, the District has made a firm commitment to cooperate with the City in land use planning efforts that affect both jurisdictions. To ensure that the campus planning program responds to the needs of the community, the Trustees for the West Valley-Mission Community College District took action on the controversial sports complex component of the Master Plan at their January 16, 2003 board meeting. The Board amended the Educational and Facilities Master Plan by removing references to improving the West Valley College sports complex and the Trustees rescinded resolutions that made all Saratoga zoning ordinances inapplicable to District property. In concert with this effort, the EIR will present a discussion of the proposed project's consistency with the City's General Plan as it pertains to adjacent land uses.

There are no adopted habitat conservation plans that apply to the campus. The Saratoga General Plan does not identify any habitat conservation plans or natural community conservation plans that apply to the West Valley College campus.

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Mineral Resources - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

The Saratoga General Plan does not identify any regionally or locally important mineral resources on the West Valley College campus.

XI. Noise - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Implementation of the proposed project would result in noise increases during construction of planned projects. Such noise increases, although temporary, could disrupt campus uses as well as neighboring uses. Project implementation could also result in long-term increases in traffic, changes in traffic circulation on local streets as well as on campus, and operational changes (changes in campus activities, etc.). The EIR will evaluate construction-related and operational noise impacts that could result from project implementation.

Pile driving is not expected to be required as part of any project-related building construction. Therefore, any construction-related groundborne vibration or noise is not expected to significantly affect adjacent uses. In addition, the types of planned campus uses (e.g., classrooms, laboratories, student facilities, support facilities) are not expected to generate excessive groundborne vibration or noise as part of campus operations.

West Valley College is not located within two miles of a public airport or private airstrip and therefore, no related impacts would be anticipated.

XII. Population and Housing – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

The proposed project would support anticipated increases in student enrollments and instructional capacity. Plan implementation would also result in an increase in faculty. Although Plan-related growth could be considered as accommodating projected growth in the area, the increase in students and faculty could also be considered to induce additional residents in the Saratoga area. Any growth-inducing effects of the Plan in the Saratoga area would be limited due to the City's growth limits. However, over 60 percent of the College's enrollment comes from areas outside of the

District’s political boundaries;⁴ therefore, growth outside the City’s boundaries could be induced by Plan implementation and this issue will be addressed in the EIR.

Implementation of the project would not displace any existing housing or result in the need to provide replacement housing.

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Public Services -				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	X			
Police protection?	X			
Schools?			X	
Parks?			X	
Other public facilities?	X			

Implementation of the proposed project is not expected to significantly increase the demand for public services since these services are already provided to existing campus uses. However, the increase in student enrollment and instructional capacity could increase demand for fire protection services. The Santa Clara County Fire Department will be required to review each campus building improvement plan (remodeling and expansion/conversion projects), and the project will need to meet Department requirements for minimum fire flow, hydrant spacing, provision of automatic fire sprinkler systems in project buildings, hose valves/standpipes, and minimum turning radius and turnaround areas for access. The EIR will contact the Fire Department to determine if there are any service capacity constraints or limitations to providing required service.

Increased student enrollment and any Plan-related changes in the campus’ hours of operation could increase or alter the demand for police protection services. However, these services are provided by the Campus Police Department, and the City’s Police Department is not expected to be significantly affected by Plan implementation. The EIR will contact the Campus Police Department to determine if there are any service capacity constraints or limitations to providing required service.

Since West Valley College is a community college, projected increases in student enrollment and instructional capacity are not expected to directly increase the residential population in the campus vicinity and therefore, would not result in impacts on local elementary, junior high, and high schools

⁴ WVMCCD, 2001. *West Valley College Educational and Facilities Master Plan*. February 16, 2001.

in Saratoga. Plan implementation would result in beneficial impacts on the local community college capacity by allowing the campus to accommodate additional students.

For a discussion of the project's impact on parks, see the discussion below under Section XIV, Recreation.

Plan implementation would increase the number of students and employees on campus and impacts on any other governmental services, if any, will be addressed in the EIR.

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Recreation -				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			X	

Since West Valley College is a community college, projected increases in student enrollment and instructional capacity are not expected to directly increase the residential population in the campus vicinity and therefore, would not increase usage of nearby City recreational facilities. Although the proposed Plan would support the projected increase in student enrollment, these additional students are expected to use on-campus recreational facilities rather than increase demand for recreational facilities in adjacent neighborhoods.

The proposed Plan would include interior remodeling and expansion of the Physical Education (P.E.) Complex as well as resurfacing of the running track. During this remodeling project, P.E. classes and access by students to facilities located in the P.E. complex could be disrupted. In addition, use of the practice fields and the running track could also be temporarily disrupted during this remodeling project. The EIR will address potential disruption of on-campus recreational activities during project implementation.

XV. Transportation/Traffic - Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Result in inadequate parking capacity?	X			
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	X			

Project implementation would support projected increases in student enrollment and instructional capacity. Although Master Plan projects involving interior remodeling and renovation of existing buildings would not directly generate additional traffic, building projects providing more assignable space (increasing instructional capacity) and indirectly increasing student enrollment could result in traffic increases. The EIR will assess Plan-related impacts on roadways and intersections providing access to the college as well as any potential changes in local circulation (including increases in possible cut-through traffic in the neighborhood north of the college).

The campus is located approximately seven miles southwest of the San Jose International Airport and is not within the safety area for the airport. In addition, the proposed Plan is not expected to result in increased air traffic because the campus serves the local community. Plan implementation would not affect air traffic patterns nor would it result in any related impacts on airport operations.

The EIR will address any road safety issues associated with planned roadway improvements including: realignment of campus entries at Allendale Avenue and Fruitvale Avenue, development of new vehicle access to the Theater Arts area, and reconfiguration/consolidation of campus roadways. The EIR will also assess whether these road improvements could affect emergency response to campus facilities.

Increased student enrollment and instructional capacity could increase parking demand. The EIR will examine adequacy of campus parking facilities to accommodate this additional demand.

The EIR will also address other issues such as Plan-related impacts on transit ridership or operations, pedestrian access, and bicycle access. In addition, the EIR will evaluate consistency of Plan-related circulation improvements with adopted City policies.

XVI. Utilities and Service Systems – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			

Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X			
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

The existing West Valley College campus already generates wastewater. Project implementation would result in the expansion of educational uses similar to those that already exist. No new uses are planned that would generate wastewater that exceeds the RWQCB treatment requirements.

Water, wastewater, and storm drainage facilities are currently provided to existing campus facilities on the project site. The EIR will assess the proposed project's effects on public facilities and identify the need for any required infrastructure improvements both on campus and in its vicinity.

Increased student enrollment and instructional capacity could increase solid waste generation and the EIR will address this issue. Project implementation would not alter existing campus uses and, therefore, would not alter the College's ability to comply with federal, state, and local solid waste regulations.

XVII. Mandatory Findings of Significance -				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			

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Issues (and Supporting Information Sources)	Potentially Sig. Impact – Analysis Required in EIR	Potentially Significant Impact Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

The Initial Study has evaluated the potential occurrence of significant environmental effects resulting from the implementation of the West Valley Community College Education and Facilities Master Plan and related complementary projects. As required by the California Environmental Quality Act (CEQA), the Initial Study examines the level of impacts that could occur for all of the topics identified by the CEQA checklist and indicates which impacts could be mitigated through the Master Plan to a level that is less than significant and which potential impacts would require a more in-depth analysis through the preparation of an Environmental Impact Report. The Initial Study also identifies those areas without potential impacts or less than significant effects.

Project implementation would have no significant impacts on agricultural or mineral resources (Sections II and X), as well as land use and recreation effects (Sections IX and XIV). The assessments for cultural, geological/soils, and hydrological resources (Sections V, VI, and VIII, respectively) indicated that potentially significant impacts could result from project implementation; however, appropriate mitigation measures will be implemented as part of the Plan to reduce such impacts to less than significant levels.

The screening analyses conducted through the Initial Study also indicated that several issues would warrant more detailed review and consideration through the preparation of an Environmental Impact Report. These topics include: aesthetics, air quality, biological resources, hazards and hazardous materials, noise, population (growth inducement), public services, recreation, traffic, and utilities. The EIR will address these issues as well as cumulative impacts associated with project implementation and all of the additional topical issues required by CEQA.

West Valley College Educational and Facilities Master Plan Summary of Planned Projects

Project Number	Proposed Facilities Projects	Tasks	Existing ASF	Additional ASF	Estimated GSF	Categorically Exempt	EIR Analysis Required	Construction Starts	Construction Ends
Maintenance Projects									
	Maintenance: Exterior Materials Maintenance and Repair	Identify/replace damaged exterior walls; replace roof systems; test for exterior asbestos and replace as necessary.		0		Class I		Schedule Linked to Interior Remodeling or Renovation/Conversion Projects	
	Maintenance: Interior Finishes Upgrade and Replacement	Replace/upgrade interior finishes in permanent buildings.		0		Class I		Schedule Linked to Interior Remodeling or Renovation/Conversion Projects	
	Maintenance: Utility Systems Maintenance and Replacement	Replace utility systems.		0		Class I		Schedule Linked to Interior Remodeling or Renovation/Conversion Projects	
Demolition Project									
6	Demolition: Child Care Center (CH, Building 8)	Demolish and replace with new Child Development Center.	2,152	-2,152	-2,584	Class I		Feb-2006	Feb-2008
	Demolition: Carlson House	Demolish and replace with new District Police Building.	1,620	-1,620	-1,800	Class I		Jun-2006	Jul-2007
Demolition Projects Designated in Master Plan but Reuse now under Consideration									
3	EOPS (Building 7)	Structure to remain in service.	3,365	0	0				
3	Demolition: Information Systems (IS, Building 11)	Structure to remain in service, possibly reprogrammed for P.E. Department.	3,941	0	0	Class I		Feb-2005	Feb-2007
8	Demolition: Art Labs (AL, Building 13E)	Structure to remain in service, possibly for Art Department.	1,897	0	0	Class I		Feb-2008	Feb-2009
3	Demolition: Health Care (HC, Building 14)	Structure to remain in service, possibly for Information Systems.	1,223	0	0	Class I		Feb-2005	Feb-2007
3	Demolition: Learning Services (LS, Building 17)	Structure to remain in service, possibly for faculty offices.	4,821	0	0	Class I		Feb-2005	Feb-2007
3	Demolition: Police (Building 19)	Structure to remain in service.	649	0	0	Class I		Feb-2005	Feb-2007
	Demolition: Warehouse and Facilities Annex (Building 21A)	Structure to remain in service.	1,716	0	0	Class I		Not Scheduled	
		Sub-total	17,612	0	0				
Interior Remodeling Projects									
14	Interior Remodeling: Renovate Administration of Justice Building (AJ, Building 2)	Modify interior to meet current requirements; remodel exterior to add entry/colonnade at mall; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	3,139	0	0	Class I		Feb-2010	Feb-2011
13	Interior Remodeling: Renovate Admissions & Records Building (A&R, Building 3)	Modify interior to meet current requirements; remodel exterior to add entry/colonnade at mall; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	7,185	0	0	Class I		Feb-2010	Feb-2011
10	Interior Remodeling: Remodel Business Building/Computer Rooms (BU/CR, Building 4)	Enclose existing open corridors & courtyards; modify existing classrooms to meet current instructional requirements; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	17,370	0	0	Class I		Feb-2009	Feb-2010
12	Interior Remodeling: Renovate Student Counseling Building (CO, Building 9)	Modify interior to meet current requirements; remodel exterior to add entry/colonnade at mall; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	6,000	0	0	Class I		Feb-2009	Feb-2010
9	Interior Remodeling: Renovate Applied Arts & Sciences Building (AAS/CS/TC, Building 10)	Modify existing classrooms to meet current instructional requirements (remodel for studios/smart classrooms); provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	38,632	0	0	Class I		Feb-2008	Feb-2009

**West Valley College
Educational and Facilities Master Plan
Summary of Planned Projects**

11	Interior Remodeling: Renovate Music/Theater Arts Buildings (TA, Buildings 13A, 13B; MU, Building 13C)	Improve music practice rooms & orchestra room; add studio for electronic music; improve theater; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	41,712	0	0	Class I		Feb-2009	Feb-2010
8	Interior Remodeling: Remodel & Expand Art Studios (AS, Building 13D)	Accommodate pottery, ceramics, & metal arts programs; provide permanent space for activities housed in Art Lab temporary building under Project #2; eliminate non-accessible loft conditions.	9,420	2,802	4,003	Class I		Feb-2008	Feb-2009
5	Interior Remodeling: Remodel Language Arts/Social Sciences Building (LA/SS, Building 15)	Remodel existing classroom areas for computer-based instruction; construct new offices, computer laboratories and smart classrooms in the area vacated by photo labs; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	28,025	0	0	Class I		Feb-2006	Feb-2008
7	Interior Remodeling: Remodel & Expand P.E. Complex (PE, Building 18)	Provide disabled access to pool; renovate swimming pool & equipment; renovate and expand sports medicine; relocate dance studio to Performing Arts Studio under Project #2; renovate/expand laboratories for weight, aerobics, and martial arts; renovate dressing rooms & showers; improve irrigation & drainage for training fields; expand storage; resurface running track. Provide additional space for faculty offices.	58,050	4,000	6,000	Class I		Feb-2008	Feb-2009
	Interior Remodeling: Warehouse and Facilities (W&F, Building 21)	Provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace lighting, & mechanical (HVAC) systems.	12,754	0	0	Class I		Not Scheduled	
Renovation, Expansion and/or New Construction Projects									
15	Conversion/Modification Project: Renovate Administration Building (AD, Building 1)	Modify interior to meet current requirements; remodel exterior to add entry/colonnade at mall; provide disabled access, improve life safety conditions, replace deteriorated finishes, and upgrade/replace electrical, lighting, & mechanical (HVAC) systems.	11,369	0	0	Class I		Feb-2010	Feb-2011
3	Conversion/Modification/New Construction: Renovate & Expand the Campus Center (CC/BKS/PD, Building 6)	Upgrade offices, retail & food service facilities (interior remodel); create meeting rooms/workshops in remodeled area; build Student Services Addition (Student Services Mall) for relocation & consolidation of student services from temporary buildings to mall; gateway improvements.	28,120	15,750	22,500		X	Feb-2005	Feb-2007
2	Conversion/Modification/New Construction: Renovate & Expand Library/Television (LIB/TV/TU, Building 16)	Expand library/media (AV); in remodeled space, provide for performing arts studios, fine arts studio, photography laboratories, digital art and photography computer labs, and art gallery; provide landscaping to extend proposed Campus Center Mall and to create an East Gateway.	40,285	12,845	15,350		X	Feb-2005	Feb-2007
4	Conversion/Modification/New Construction: Renovate & Expand Math/Science Building (M/S, Building 20)	Build new science laboratory wing to improve life safety conditions and instructional capacity; renovate existing vacated lab and support space to meet contemporary standards in remodeled area; remodel existing areas for new computer laboratories and smart classrooms; gateway	37,509	6,054	8,650		X	Feb-2006	Feb-2008
1	New Construction: Construct New Campus Technology Center (New Building)	campus activities (library, lecture, laboratory); provide high technology space for vital programs and enrollment growth (smart classrooms, specialized computer center, server/network center); create technology & information services (open computer laboratory, specialized computer labs, teleconferencing studio, smart classrooms, & server/network center) accessible 7 days/week; provide surge space for use by faculty/staff displaced during building renovations; provide landscaping to anchor proposed Campus Center Mall and unify campus across Vasona Creek.	0	20,800	32,000		X	Feb-2005	Feb-2007

ATTACHMENT 1

Detailed List of Planned Projects

West Valley College **Educational and Facilities Master Plan** **Summary of Planned Projects**

6	New Construction: Construct Child Development Center (Replace Demolished Building)	Replace existing temporary building; locate for improved access and proximity to associated programs.	0	7,840	11,200		X	Feb-2006	Feb-2008
	New Construction: Construct District Office Building (New Building)	Build new district office facilities at site of the old archery range. All district office functions would move to new structure; vacated space would be used by various college administrative functions. Not included in Master Plan, but discussed as part of a Nov. 2004 GO Bond Measure.	0	22,000	28,000		X	June-06	July-07
	New Construction: Construct Building(s) for District Police, Institutional Advancement, and Other Uses (Replace Demolished Building)	Construct one new structure or three adjoining smaller structures at the existing site of the Carlson House and Parking Lot 3 for District Police, Institutional Advancement and other uses. Not included in Master Plan, but discussed as part of a Nov. 2004 GO Bond Measure.	0	3,640	5,200		X	June-06	July-07
16	New Construction: Realign Campus Entries at Allendale and Fruitvale	Reconfigure to provide direct alignment with proposed gateways/central mall; provide landscaping, lighting, and signage at gateways.	0	0	0		X	Not Scheduled	
17	New Construction: Develop New Vehicle Access to Theater Arts Area	Provide direct connection to Arts area; provide landscaping, lighting, and signage.	0	0	0		X	Not Scheduled	
18	New Construction: Reconfigure/Consolidate Campus Roadways	Reconfigure for alignment with proposed gateways; extend to connect Parking Lots 5 and 6; reconfigure Parking Lots 3 and 4 for Transit Connection; provide landscaping, lighting, and signage; restore former paved areas with landscape materials.	0	0	0		X	Not Scheduled	
19	New Construction: Reconfigure/Consolidate Campus Walkways	Reconfigure walkways to create Student Services Mall that connects student services building to new technology center; provide landscaping, lighting, and signage; restore landscape areas with native plant materials.	0	0	0		X	Not Scheduled	
20	New Construction: Vasona Creek and Farm Pond Restoration	Survey to identify species and establish habitat restoration; integrate restoration efforts and results with College curriculum. Restore Farm Pond adjacent to Math/Science Building and Greenhouse.	0	0	0		X	Not Scheduled	
			Existing ASF	Added ASF	Added GSF	Future ASF			
TOTAL ASF AND GSF			360,954	91,959	128,519	452,913			

NOTES:

ASF = Assignable Square Feet

GSF = Gross Square Feet

Timing of projects that are listed as "Not Scheduled" will depend on funding availability.

Appendix B

Distribution List

Appendix B

Notice of Preparation and Initial Study Distribution List

Santa Clara County Fire Department
14700 Winchester Boulevard
Los Gatos, CA 95030

City of Saratoga Planning
13777 Fruitvale Avenue
Saratoga, CA 95070

Saratoga Union School District
20460 Forest Hills Drive
Saratoga, CA 95070
Attn: Barbara McGee

City of Campbell Planning
70 N. First Street
Campbell, CA 95008

Army Cops of Engineers
San Francisco District
Regional Branch
333 Market Street
San Francisco, CA 94105-2197

Los Gatos Joint Union High School District
17421 Farley Road West
Los Gatos, CA 95030-3396

County of Santa Clara Planning
70 W. Hedding Street
6th Floor, East Wing
San Jose, CA 95110

Saratoga Heights Mutual Water Company
P.O. Box 344
Saratoga, CA 95070

California Department of Transportation
P.O. Box 23660
Oakland, CA 94623-0660
Attn: (IGR) Tim Sable

Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

SCC Parks and Recreation
298 Garden Hill Drive
Los Gatos, CA 95030
Attn: Julie Bondurant

Bay Area Air Quality Management
939 Ellis Street
San Francisco, CA 94109

City of Monte Sereno
18041 Saratoga-Los Gatos Road
Monte Sereno, CA 95030

City of San Jose Planning
801 North First Street
San Jose, CA 95110

Santa Clara Valley VTA
3331 North First Street
San Jose, CA 95134-1906
Attn: Julie Render

Campbell Union School District
155 North Third Street
Campbell, CA 95008

SCC Department of Environmental Health
P.O. Box 26070
San Jose, CA 95159-6070
Attn: Kurt Fisher

California Department of Fish and Game
P.O. Box 47
Yountville, CA 94599
Attn: Jeanine Dewald

Odd Fellow Home
14500 Fruitvale Avenue
Saratoga, CA 95070

Cupertino Union School District
10301 Vista Drive
Cupertino, CA 95014

San Jose Water Company
1221 South Bascom Avenue
San Jose, CA 95128

Fremont Union High School District
589 West Fremont Avenue
Sunnyvale, CA 94087

Beauchamps HOA
Jack Dalton
20858 Beauchamps Lane
Saratoga, CA 95070

Westbrook Imp. Assn.
Hal Huntley
11971 Brook Glen Drive
Saratoga, CA 95070

Tesora Emerald Hills HOA
John Brady
14287 Chester Avenue
Saratoga, CA 95070

Saratoga Square HOA
K. Madej
12280 Saratoga Sunnyvale Road
Saratoga, CA 95070

Azule HOA
Joan Greene
12350 Goleta Avenue
Saratoga, CA 95070

Montalvo Mendelson HOA
Jack Christen
20230 Bonnie Brae
Saratoga, CA 95070

Sunland Park HOA
Rick Gurney
18241 Purdue Drive
Saratoga, CA 95070

Saratoga Public Library
13650 Saratoga Avenue
Saratoga, CA 95070

SF Regional Water Quality Control Board
1515 Clay Street, Suite 1400
Oakland, CA 94612

Midpeninsula Regional Open Space Center
330 Distel Circle
Los Altos, CA 94022-1404

Southern Pacific Railroad
1707 Wood Street
Oakland, CA 94607

Saratoga Woods
Rick Wilson
12500 Jolene Court
Saratoga, CA 95070

Prides Crossing HOA
Eugene Jones
19648 Ladera Court
Saratoga, CA 95070

Montauk HOA
Louis Riga
19707 Montauk Drive
Saratoga, CA 95070

Congress Springs HOA
President
14648 Big Basin Way
Saratoga, CA 95070

Tract 5150
B. Rossi
19607 Kenasha Ct.
Saratoga, CA 95070

Saratoga Park HOA
Jim Patterson
12135 Plumas Drive
Saratoga, CA 95070

Gatehouse HOA
Frank Kelly
P.O. Box 505
Saratoga, CA 95070

Quail Ridge Homeowners
Janis McCormick
21424 Toll Gate Road
Saratoga, CA 95070

Montauk-Kianaya-Toas HOA
James Rosenfeld
14219 Okanagan Drive
Saratoga, CA 95070

U.S. Pose Office
19630 Allendale Avenue
Saratoga, CA 95070

Brookview HOA
Marvin Becker
12120 Mellowood
Saratoga, CA 95070

Saratoga Heights HOA
Sachi Taniguchi
21503 Saratoga Heights Drive
Saratoga, CA 95070

Saratoga Orchard
C.J. White
20811 Canyon View Drive
Saratoga, CA 95070

Redwood Elementary School
13925 Fruitvale Avenue
Saratoga, CA 95070

Fellowship Plaza
14520 Fruitvale Avenue
Saratoga, CA 95070

Pacific Gas and Electric
San Jose Land Rights Office
111 Almaden Boulevard, Room 814
San Jose, CA 95115

Saratoga Hills HOA
James Page
21751 Congress Hall Lane
Saratoga, CA 95070

Fredricksburg HOA
Judy Heintz
12260 Fredricksburg Court
Saratoga, CA 95070

Pike Road HOA
Jon Witkin
14020 Pike Road
Saratoga, CA 95070

Greenbriar HOA
Sally Johnson
19997 Sea Gull Way
Saratoga, CA 95070

Vickery/Aloha HOA
Chick Porter
14790 Butano Terrace
Saratoga, CA 95070

Wildwood Heights HOA
Phil Jacklin
14436 Esterlee Drive
Saratoga, CA 95070

Yerba Santa Court HOA
Bret England
13896 Yerba Santa Court
Saratoga, CA 95070

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, Ca 95812-3044

West Valley Sanitation District
100 East Sunnyoaks Avenue
Campbell, CA 95008

Heritage Preservation
13777 Fruitvale Avenue
Saratoga, CA 95070

Appendix C

Special-Status Plant and Animal Species



Special-status Plant Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Apiaceae - Carrot Family				
<i>Perideridia gairdneri</i> ssp. <i>gairdneri</i> Gairdner's yampah	Federal (FSC) State CNPS 4 1-2-3	Occurs in broadleaved upland forest, coastal prairie, valley and foothill grassland, vernal pools, chaparral, mixed evergreen forest, valley and foothill grassland (moist). Recorded from Contra Costa, Kern, Los Angeles, Mendocino, Monterey, Marin, Napa, Orange, San Benito, Santa Clara, Santa Cruz, San Diego, San Luis Obispo, San Mateo, Solano, Sonoma counties.	Jun-Oct Perennial Herb	None: no suitable habitat present.
Asteraceae - Sunflower Family				
<i>Centromadia parryi</i> ssp. <i>congdonii</i> Congdon's tarplant	Federal (FSC) State CNPS 1B 3-3-3	Occurs in valley and foothill grassland Recorded from Alameda, Contra Costa, Monterey, Santa Clara, Santa Cruz, San Luis Obispo, Solano counties.	Jun-Nov Annual Herb	None: no suitable habitat present. Site is too highly altered.
<i>Cirsium fontinale</i> var. <i>campylon</i> Mt. Hamilton thistle	Federal (FSC) State CNPS 1B 2-2-3	Occurs in cismontane woodland, valley and foothill grassland, chaparral, foothill woodland, valley and foothill grassland (serpentine). Recorded from Alameda, Santa Clara, Stanislaus counties.	Feb-Oct Perennial Herb	None: no suitable habitat present.
<i>Holocarpha macradenia</i> Santa Cruz tarplant	Federal FT State SE CNPS 1B 3-3-3	Occurs in coastal prairie, coastal scrub, valley and foothill grassland, coastal prairie, valley and foothill grassland (clay). Recorded from Alameda, Contra Costa, Monterey, Marin, Santa Cruz counties.	Jun-Oct Annual Herb	None: no suitable habitat present. Site is too highly altered.
<i>Lasthenia conjugens</i> Contra Costa goldfields	Federal FE State CNPS 1B 3-3-3	Occurs in cismontane woodland, playas, valley and foothill grassland, vernal pools (moist). Recorded from Alameda, Contra Costa, Mendocino, Monterey, Napa, Santa Barbara, Santa Clara, Solano counties.	Mar-Jun Annual Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Lessingia micradenia</i> var. <i>glabrata</i> smooth lessingia	Federal (FSC) State CNPS 1B 3-2-3	Occurs in cismontane woodland, chaparral (serpentine). Recorded from Santa Clara county.	Jul-Nov Annual Herb	None: no suitable habitat present.
<i>Pentachaeta bellidiflora</i> white-rayed pentachaeta	Federal FE State SE CNPS 1B 3-3-3	Occurs in valley and foothill grassland, valley and foothill grassland (serpentine). Recorded from Marin, Santa Cruz, San Mateo counties.	Mar-May Annual Herb	None: no suitable habitat present.
<i>Stebbinsoseris decipiens</i> Santa Cruz microseris	Federal (FSC) State CNPS 1B 2-2-3	Occurs in broadleafed upland forest, closed-cone coniferous forest, coastal prairie, coastal scrub, valley and foothill grassland, chaparral, closed-cone pine forest, coastal prairie, mixed evergreen forest, northern coastal scrub (serpentine). Recorded from Monterey, Marin, Santa Cruz counties.	Apr-May Annual Herb	None: no suitable habitat present. Site is too highly altered.
<i>Balsamorhiza macrolepis</i> var. <i>macrolepis</i> big-scale balsamroot	Federal (FSC) State CNPS 1B 2-2-3	Occurs in cismontane woodland, valley and foothill grassland, foothill woodland, valley and foothill grassland (serpentine). Recorded from Alameda, Butte, Colusa, Lake, Mariposa, Napa, Placer, Santa Clara, Solano, Sonoma, Tehama counties.	Mar-Jun Perennial Herb	None: no suitable habitat present.
<i>Lessingia hololeuca</i> woolly-headed lessingia	Federal State CNPS 3 ?-?-3	Occurs in broadleafed upland forest, coastal scrub, lower montane coniferous forest, valley and foothill grassland, northern coastal scrub, valley and foothill grassland, yellow pine forest (serpentine, clay). Recorded from Alameda, Monterey, Marin, Napa, Santa Clara, San Mateo, Solano, Sonoma, Yolo counties.	Jun-Oct Annual Herb	None: no suitable habitat present.
Boraginaceae - Borage Family				
<i>Plagiobothrys diffusus</i> San Francisco popcorn-flower	Federal (FSC) State SE CNPS 1B 3-3-3	Occurs in coastal prairie, valley and foothill grassland, coastal prairie, valley and foothill grassland Recorded from Alameda, Santa Cruz, San Francisco counties.	Mar-Jun Annual Herb	None: no suitable habitat present. Site is too highly altered.



Special-status Plant Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Plagiobothrys glaber</i> hairless popcorn-flower	Federal (FSC) State CNPS 1A *	Occurs in meadows, marshes and swamps (alkaline, alkaline). Recorded from Alameda, Merced, Marin, San Benito, Santa Clara counties.	Mar-May Annual Herb	None: no suitable habitat present.
Brassicaceae - Mustard Family				
<i>Erysimum teretifolium</i> Santa Cruz wallflower	Federal FE State SE CNPS 1B 2-3-3	Occurs in chaparral, lower montane coniferous forest, yellow pine forest (sandy). Recorded from Santa Cruz county.	Mar-Jul Perennial Herb	None: no suitable habitat present.
<i>Streptanthus albidus</i> ssp. <i>albidus</i> Metcalf Canyon jewel-flower	Federal FE State CNPS 1B 3-3-3	Occurs in valley and foothill grassland, valley and foothill grassland (serpentine). Recorded from Santa Clara county.	Apr-Jul Annual Herb	None: no suitable habitat present.
<i>Streptanthus albidus</i> ssp. <i>peramoenus</i> most beautiful jewel-flower	Federal (FSC) State CNPS 1B 2-2-3	Occurs in cismontane woodland, valley and foothill grassland, chaparral, foothill woodland (serpentine). Recorded from Alameda, Contra Costa, Monterey, Santa Clara counties.	Apr-Jun Annual Herb	None: no suitable habitat present.
<i>Tropidocarpum capparideum</i> caper-fruited tropidocarpum	Federal (FSC) State CNPS 1A *	Occurs in valley and foothill grassland (alkaline). Recorded from Alameda, Contra Costa, Glenn, Monterey, Santa Clara, San Joaquin counties.	Mar-Apr Annual Herb	None: no suitable habitat present.
Bryaceae				
<i>Anomobryum filiforme</i> slender silver-moss	Federal State CNPS 2 3-2-1	Occurs in broadleafed upland forest, lower montane coniferous forest, north coast coniferous forest Also recorded from Oregon	n/a Moss	



Special-status Plant Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Campanulaceae - Bellflower				
<i>Campanula californica</i> swamp harebell	Federal (FSC) State CNPS 1B 2-2-3	Occurs in bogs and fens, closed-cone coniferous forest, coastal prairie, meadows, marshes and swamps, north coast coniferous forest, closed-cone pine forest, coastal prairie, freshwater marsh, north coastal coniferous forest (moist). Recorded from Mendocino, Marin, Santa Cruz, Sonoma counties.	Jun-Oct Perennial Herb (rhizomatous)	None: no suitable habitat present.
Caryophyllaceae - Pink Family				
<i>Arenaria paludicola</i> marsh sandwort	Federal FE State SE CNPS 1B 3-3-2	Occurs in bogs and fens, marshes and swamps, freshwater marsh Also recorded from Washington	May-Aug Perennial Herb (stoloniferous)	None: no suitable habitat present. Site is remote from all known locations.
Chenopodiaceae - Goosefoot				
<i>Suaeda californica</i> California seablite	Federal FE State CNPS 1B 3-3-3	Occurs in marshes and swamps, coastal salt marsh Recorded from Alameda, Santa Clara, San Luis Obispo counties.	Jul-Oct Shrub (evergreen)	None: no suitable habitat present.
Crassulaceae - Stonecrop Family				
<i>Dudleya setchellii</i> Santa Clara Valley dudleya	Federal FE State CNPS 1B 3-3-3	Occurs in cismontane woodland, valley and foothill grassland, foothill woodland, valley and foothill grassland (serpentine). Recorded from Santa Clara county.	Apr-Jun Perennial Herb	None: no suitable habitat present.
Cupressaceae - Cypress Family				
<i>Cupressus abramsiana</i> Santa Cruz cypress	Federal FE State SE CNPS 1B 3-2-3	Occurs in closed-cone coniferous forest, chaparral, lower montane coniferous forest, closed-cone pine forest (granitic sedimentary sandstone). Recorded from Santa Cruz, San Mateo counties.	n/a Tree (evergreen)	None: no suitable habitat present. Would have been detectable.



Special-status Plant Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Cyperaceae - Sedge Family				
<i>Carex saliniformis</i> deceiving sedge	Federal (FSC) State CNPS 1B 2-2-3	Occurs in coastal prairie, coastal scrub, meadows, marshes and swamps, coastal prairie, northern coastal scrub Recorded from Humboldt, Mendocino, Santa Cruz, Sonoma counties.	Jun Perennial Herb (rhizomatous)	None: marginally suitable habitat present. Site is remote from all known locations.
Ericaceae - Heath Family				
<i>Arctostaphylos andersonii</i> Santa Cruz manzanita	Federal (FSC) State CNPS 1B 2-2-3	Occurs in broadleafed upland forest, chaparral, north coast coniferous forest, mixed evergreen forest, redwood forest Recorded from Santa Clara, Santa Cruz, San Mateo counties.	Nov-Apr Shrub (evergreen)	None: no suitable habitat present. Would have been detectable.
<i>Arctostaphylos glutinosa</i> Schreiber's manzanita	Federal State CNPS 1B 3-2-3	Occurs in closed-cone coniferous forest, chaparral, closed-cone pine forest (sedimentary shale). Recorded from Santa Cruz county.	Nov-Apr Shrub (evergreen)	None: no suitable habitat present. Would have been detectable.
<i>Arctostaphylos pajaroensis</i> Pajaro manzanita	Federal State CNPS 1B 2-3-3	Occurs in chaparral (sandy). Recorded from Monterey, Santa Cruz counties.	Dec-Mar Shrub (evergreen)	None: no suitable habitat present. Would have been detectable.
<i>Arctostaphylos silvicola</i> Bonny Doon manzanita	Federal State CNPS 1B 2-2-3	Occurs in chaparral, closed-cone coniferous forest, lower montane coniferous forest, closed-cone pine forest, yellow pine forest (sandy). Recorded from Santa Cruz county.	Feb-Mar Shrub (evergreen)	None: no suitable habitat present. Would have been detectable.



Special-status Plant Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Fabaceae - Legume Family				
<i>Astragalus tener</i> var. <i>tener</i> alkali milk-vetch	Federal (FSC) State CNPS 1B 3-2-3	Occurs in playas, valley and foothill grassland, vernal pools, alkali sink, valley and foothill grassland (vernally-flooded, alkaline, clay alkaline). Recorded from Alameda, Contra Costa, Merced, Monterey, Napa, San Benito, Santa Clara, San Francisco, San Joaquin, Solano, Sonoma, Stanislaus, Yolo counties.	Mar-Jun Annual Herb	None: no suitable habitat present.
<i>Hoita Strobilina</i> Loma Prieta hoita	Federal (FSC) State CNPS 1B 2-3-3	Occurs in cismontane woodland, riparian woodland, chaparral, mixed evergreen forest Recorded from Alameda, Contra Costa, Santa Clara, Santa Cruz counties.	May-Oct Perennial Herb	Low: marginally suitable habitat present. Site is remote from all known locations.
<i>Trifolium buckwestiorum</i> Santa Cruz clover	Federal (FSC) State CNPS 1B 3-3-3	Occurs in broadleafed upland forest, cismontane woodland, coastal prairie, coastal prairie, mixed evergreen forest Recorded from Monterey, Santa Cruz, Sonoma counties.	Apr-Oct Annual Herb	None: no suitable habitat present.
<i>Trifolium amoenum</i> showy Indian clover	Federal FE State CNPS 1B 3-3-3	Occurs in coastal bluff scrub, valley and foothill grassland, valley and foothill grassland (serpentine). Recorded from Alameda, Marin, Napa, Santa Clara, Solano, Sonoma counties.	Apr-Jun Annual Herb	None: marginally suitable habitat present. Site is too highly altered.
Lamiaceae - Mint Family				
<i>Acanthomintha lanceolata</i> Santa Clara thorn-mint	Federal State CNPS 4 1-2-3	Occurs in cismontane woodland, coastal scrub, chaparral, northern coastal scrub (serpentine). Recorded from Alameda, Fresno, Merced, Monterey, San Benito, Santa Clara, Stanislaus counties.	Mar-Jun Annual Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Monardella antonina</i> ssp. <i>antonina</i> San Antonio Hills monardella	Federal State CNPS 3 ?-?-3	Occurs in cismontane woodland, chaparral, foothill woodland Recorded from Alameda, Contra Costa, Monterey, San Benito, Santa Clara counties.	Jun-Aug Perennial Herb (rhizomatous)	None: no suitable habitat present.
Liliaceae - Lily Family				
<i>Fritillaria liliacea</i> fragrant fritillary	Federal (FSC) State CNPS 1B 2-2-3	Occurs in cismontane woodland, coastal prairie, coastal scrub, valley and foothill grassland, coastal prairie, northern coastal scrub (serpentine). Recorded from Alameda, Contra Costa, Monterey, Marin, San Benito, Santa Clara, San Francisco, San Mateo, Solano, Sonoma counties.	Feb-Apr Perennial Herb (bulbiferous)	None: marginally suitable habitat present. Site is too highly altered.
<i>Calochortus umbellatus</i> Oakland star-tulip	Federal State CNPS 4 1-2-3	Occurs in broadleafed upland forest, chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland, mixed evergreen forest, valley and foothill grassland, yellow pine forest (serpentine). Recorded from Alameda, Contra Costa, Marin, Santa Clara, Santa Cruz, San Mateo, Stanislaus counties.	Mar-May Perennial Herb (bulbiferous)	None: no suitable habitat present.
Malvaceae - Mallow Family				
<i>Malacothamnus hallii</i> Hall's bush mallow	Federal (FSC) State CNPS 1B 3-2-3	Occurs in coastal scrub, chaparral Recorded from Alameda, Contra Costa, Merced, Santa Clara, Stanislaus counties.	May-Sep Shrub (evergreen)	None: no suitable habitat present.
<i>Sidalcea malachroides</i> maple-leaved checkerbloom	Federal (FSC) State CNPS 1B 2-2-2	Occurs in broadleafed upland forest, coastal prairie, coastal scrub, north coast coniferous forest, coastal prairie, mixed evergreen forest, redwood forest Also recorded from Oregon	Apr-Aug Perennial Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Orchidaceae - Orchid Family				
<i>Cypripedium fasciculatum</i> clustered lady's-slipper	Federal (FSC) State CNPS 4 1-2-2	Occurs in lower montane coniferous forest, north coast coniferous forest, douglas-fir forest, redwood forest, yellow pine forest (serpentine). Recorded from Butte, Del Norte, Humboldt, Nevada, Plumas, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, San Mateo, Tehama, Trinity, Yuba counties. Also recorded from Idaho, Oregon, Utah, Washington, Wyoming.	Mar-Jul Perennial Herb (rhizomatous)	None: no suitable habitat present.
Polemoniaceae - Phlox Family				
<i>Linanthus ambiguus</i> serpentine linanthus	Federal State CNPS 4 1-2-3	Occurs in cismontane woodland, coastal scrub, valley and foothill grassland, foothill woodland, northern coastal scrub, valley and foothill grassland (serpentine). Recorded from Alameda, Contra Costa, Merced, San Benito, Santa Clara, Santa Cruz, San Joaquin, San Mateo, Stanislaus counties.	Mar-Jun Annual Herb	None: no suitable habitat present.
<i>Linanthus grandiflorus</i> large-flowered linanthus	Federal (FSC) State CNPS 4 1-2-3	Occurs in coastal bluff scrub, closed-cone coniferous forest, cismontane woodland, coastal dunes, coastal prairie, coastal scrub, valley and foothill grassland, closed-cone pine forest, coastal prairie, coastal sage scrub, coastal strand, foothill woodland, northern coastal scrub, valley and foothill grassland Recorded from Alameda, Kern, Madera, Merced, Monterey, Marin, Santa Barbara, Santa Clara, Santa Cruz, San Francisco, San Luis Obispo, San Mateo, Sonoma counties.	Apr-Aug Annual Herb	None: no suitable habitat present.
Polygonaceae - Buckwheat Family				
<i>Chorizanthe pungens</i> var. <i>hartwegiana</i> Ben Lomond spineflower	Federal FE State CNPS 1B 2-3-3	Occurs in lower montane coniferous forest, yellow pine forest (sandy). Recorded from Santa Cruz county.	Apr-Jul Annual Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
<i>Chorizanthe robusta</i> var. <i>hartwegii</i> Scott's Valley spineflower	Federal State CNPS	FE 1B 3-3-3	Occurs in meadows, valley and foothill grassland, valley and foothill grassland (sandy). Recorded from Santa Cruz county.	Apr-Jul Annual Herb
<i>Chorizanthe robusta</i> var. <i>robusta</i> robust spineflower	Federal State CNPS	FE 1B 3-3-3	Occurs in cismontane woodland, coastal dunes, coastal scrub, coastal strand, foothill woodland, northern coastal scrub (sandy gravelly). Recorded from Alameda, Monterey, Santa Clara, Santa Cruz, San Mateo counties.	Apr-Sep Annual Herb
<i>Eriogonum nudum</i> var. <i>decurrens</i> Ben Lomond buckwheat	Federal State CNPS	(FSC) 1B 3-3-3	Occurs in chaparral, cismontane woodland, lower montane coniferous forest, foothill woodland, yellow pine forest (sandy). Recorded from Alameda, Santa Cruz counties.	Jun-Oct Perennial Herb
<i>Polygonum hickmanii</i> Scott's Valley polygonum	Federal State CNPS	FPE 1B 3-3-3	Occurs in valley and foothill grassland Recorded from Santa Cruz county.	May-Aug Annual Herb
<i>Eriogonum argillosum</i> clay-loving buckwheat	Federal State CNPS	4 1-1-3	Occurs in cismontane woodland, foothill woodland (serpentine, clay). Recorded from Monterey, San Benito, Santa Clara counties.	Mar-Jun Annual Herb
<i>Eriogonum luteolum</i> var. <i>caninum</i> Tiburon buckwheat	Federal State CNPS	(FSC) 3 ?-2-3	Occurs in chaparral, coastal prairie, valley and foothill grassland, coastal prairie, valley and foothill grassland (serpentine). Recorded from Alameda, Colusa, Lake, Marin, Napa, Santa Clara, San Mateo, Sonoma counties.	Jun-Sep Annual Herb



Special-status Plant Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Portulacaceae - Purslane Family				
<i>Calandrinia breweri</i> Brewer's calandrinia	Federal State CNPS	Occurs in chaparral, coastal scrub, coastal sage scrub, northern coastal scrub Also recorded from Santa Cruz Isl. (SBA Co.), Santa Rosa Isl. (SBA Co.), Baja California.	Mar-Jun Annual Herb	None: no suitable habitat present.
Potamogetonaceae - Pondweed				
<i>Stuckenia filiformis</i> slender-leaved pondweed	Federal State CNPS	Occurs in marshes and swamps, freshwater marsh (shallow-water). Recorded from Contra Costa, Lassen, Merced, Mono, Santa Clara, Sierra counties. Also recorded from Arizona, Nevada, Oregon, Washington.	May-Jul Perennial Herb (rhizomatous), Aquatic	None: marginally suitable habitat present. Site is too highly altered.
Ranunculaceae - Buttercup Family				
<i>Ranunculus lobbii</i> Lobb's aquatic buttercup	Federal State CNPS	Occurs in cismontane woodland, north coast coniferous forest, valley and foothill grassland, vernal pools, foothill woodland, redwood forest, valley and foothill grassland (moist). Recorded from Alameda, Contra Costa, Mendocino, Marin, Napa, Santa Clara, Solano, Sonoma counties. Also recorded from Oregon	Feb-May Annual Herb, Aquatic	None: marginally suitable habitat present.
Rhamnaceae - Buckthorn Family				
<i>Ceanothus ferrisae</i> Coyote ceanothus	Federal State CNPS	Occurs in coastal scrub, valley and foothill grassland, chaparral, valley and foothill grassland (serpentine). Recorded from Santa Clara county.	Jan-May Shrub (evergreen)	None: no suitable habitat present.



Special-status Plant Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
Rosaceae - Rose Family				
<i>Horkelia cuneata</i> ssp. <i>sericea</i> Kellogg's horkelia	Federal (FSC) State CNPS 1B 3-3-3	Occurs in closed-cone coniferous forest, coastal scrub, closed-cone pine forest, coastal sage scrub, northern coastal scrub Recorded from Alameda, Marin, Monterey, Santa Barbara, Santa Cruz, San Francisco, San Luis Obispo, San Mateo counties.	Apr-Sep Perennial Herb	None: no suitable habitat present.
Rubiaceae - Madder Family				
<i>Galium andrewsii</i> ssp. <i>gatense</i> serpentine bedstraw	Federal (FSC) State CNPS 4 1-2-3	Occurs in chaparral, cismontane woodland, lower montane coniferous forest, foothill woodland, yellow pine forest (serpentine). Recorded from Alameda, Contra Costa, Fresno, Monterey, San Benito, Santa Clara, San Luis Obispo counties.	Apr-Jul Perennial Herb	None: no suitable habitat present.
Scrophulariaceae - Figwort Family				
<i>Cordylanthus maritimus</i> ssp. <i>palustris</i> Point Reyes bird's-beak	Federal (FSC) State CNPS 1B 2-2-2	Occurs in marshes and swamps, coastal salt marsh Also recorded from Oregon	Jun-Oct Annual Herb, Hemiparasitic	None: no suitable habitat present.
<i>Penstemon rattanii</i> var. <i>kleei</i> Santa Cruz Mountains beardtongue	Federal (FSC) State CNPS 1B 3-2-3	Occurs in chaparral, lower montane coniferous forest, north coast coniferous forest, north coastal coniferous forest, yellow pine forest Recorded from Santa Clara, Santa Cruz counties.	May-Jun Perennial Herb	None: no suitable habitat present.



Special-status Plant Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

FAMILY

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Blooming Time Life Form	Potential For Occurrence On Site
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Thymelaeaceae - Mezereum

<i>Dirca occidentalis</i> western leatherwood	Federal State CNPS 1B 2-2-3	Occurs in broadleafed upland forest, closed-cone coniferous forest, chaparral, cismontane woodland, north coast coniferous forest, riparian forest, riparian woodland, closed-cone pine forest, foothill woodland, mixed evergreen forest, north coastal coniferous forest (moist). Recorded from Alameda, Contra Costa, Marin, Santa Clara, San Mateo, Sonoma counties.	Jan-Apr Shrub (deciduous)	None: suitable habitat present. Would have been detectable.
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Special-status Animal Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

Sort by: **Class**

Scientific Name

Common Name

Status

Habitat Affinities And
Reported Distribution

Potential For
Occurrence On Site

Gastropoda - Snails And Slugs

Tryonia imitator

mimic tryonia

Federal

State

Other DFG: Special
Animal

Inhabits coastal lagoons, estuaries and salt marshes. Found only in permanently submerged areas in a variety of sediment types. Tolerant of a wide range of salinities. Occurs from Sonoma County south to San Diego County.
Recorded from Alameda, Los Angeles, Monterey, Orange, San Diego, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Sonoma, Ventura counties.

None:

no suitable habitat present.

Arachnida - Arachnids

Calicina minor

Edgewood blind harvestman

Federal (FSC)

State

Other DFG: Special
Animal

Found on the underside of moist serpentine rocks near permanent springs. Recorded from San Mateo, Santa Clara counties.

None:

no suitable habitat present.

Insecta - Insects

Adela oplerella

Opler's longhorn moth

Federal (FSC)

State

Other DFG: Special
Animal

All known occurrences except Santa Cruz site are from serpentine grassland. Larvae feed on *Platystemon californicus*. Recorded from Alameda, Marin, Santa Clara, Santa Cruz, Sonoma counties.

None:

no suitable habitat present.

Euphilotes enoptes smithi

Smith's blue butterfly

Federal FE

State

Other DFG: Special
Animal

Most commonly associated with coastal dunes and coastal sage scrub plant communities. Hostplants are *Eriogonum latifolium* and *Eriogonum parvifolium* are utilized as both larval and adult foodplants.

None:

no suitable habitat present.

Recorded from Monterey, San Luis Obispo, Santa Cruz counties.

Euphydryas editha bayensis

bay checkerspot butterfly

Federal FT

State

Other DFG: Special
Animal

Inhabits native grasslands on outcrops of serpentine soil. The primary host plant is *Plantago erecta*. Secondary host plants include *Orthocarpus densiflorus* and *O. purpurascens*. Occurs in the vicinity of the San Francisco Bay.
Recorded from Alameda, San Francisco, San Mateo, Santa Clara counties.

None:

no suitable habitat present.



Special-status Animal Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

Sort by: **Class**

Scientific Name

Common Name

Status

Habitat Affinities And
Reported Distribution

Potential For
Occurrence On Site

Speyeria adiastrae adiastrae

Unsilvered fritillary butterfly

Federal FSC

State

Other DFG: Special
Animal

Inhabits open grassland surrounded by mixed woodland.
Recorded from Santa Clara, Santa Cruz counties.

None:

no suitable habitat present.

Trimerotropis infantilis

Zayante band-winged grasshopper

Federal FE

State

Other DFG: Special
Animal

Restricted to sand parkland habitat found on ridges and hills within the
Zayante San Hills ecosystem.
Recorded from Santa Cruz County.

None:

no suitable habitat present.

Site is isolated from
potential source
populations.

Actinopterygii - Ray-finned Fishes

Oncorhynchus kisutch

coho salmon - Central Cal. ESU

Federal

State

Other DFG: Special
Animal

Requires beds of loose, silt-free, coarse gravel for spawning. Also requires
cover, cool water and sufficient dissolved oxygen. Federal Listing covers
populations between Punta Gorda and San Lorenzo River. State listing
covers populations south of San Francisco Bay only.
Recorded from Humboldt, Marin, Mendocino, Santa Cruz, Sonoma counties.

None:

no suitable habitat present.

Vasona Creek not known to
support species.

Oncorhynchus mykiss

steelhead - central Calif. coast ESU

Federal (FSC)

State

Other DFG: Special
Animal
FS: Sensitive

Occurs from the Russian River south to Soquel Creek and to, but not
including the Pajarro River. Also occurs in the San Francisco and San Pablo
basins.
Recorded from Alameda, Marin, Napa, San Mateo, Santa Cruz, Sonoma
counties.

None:

no suitable habitat present.

Vasona Creek not known to
support species.

Amphibia - Amphibians

Ambystoma californiense

California tiger salamander - Central
Calif. DPS

Federal FC

State

Other DFG: Special
Animal

Needs underground refuges, especially ground squirrel burrows and vernal
pools or other seasonal water sources for breeding.

None:

no suitable habitat present.



Special-status Animal Species Evaluated For The West Valley Community College Master Plan

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Sort by: **Class**

Scientific Name

Common Name

Status

Habitat Affinities And
Reported Distribution

Potential For
Occurrence On Site

Rana aurora draytonii

California red-legged frog

Federal FT

State

Other DFG: CSC

Inhabits lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. must have access to estivation habitat. Recorded from Alameda, Butte, Contra Costa, Fresno, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Placer, Plumas, Riverside, San Benito, San Bernardino, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Tehama, Ventura, Yuba counties.

Low:

no suitable breeding habitat present.

Unlikely to occur in watershed of Vasona Creek.

Reptilia - Reptiles

Emys marmorata

western pond turtle

Federal

State

Other DFG: CSC

A thoroughly aquatic turtle inhabiting ponds, marshes, rivers, streams and irrigation ditches with aquatic vegetation. Needs basking sites and sandy banks or grassy open fields in upland areas for egg-laying. Recorded from Contra Costa, Fresno, Kings, Madera, Mariposa, Merced, Monterey, Placer, Sacramento, San Benito, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Tulare, Tuolumne counties.

Low:

no suitable breeding habitat present.

Unlikely to occur in watershed of Vasona Creek.

Aves - Birds

Accipiter cooperii

Cooper's hawk

Federal

State

Other DFG: CSC
(nesting)

Inhabits primarily open, interrupted or marginal woodlands. Nests mainly in riparian groves of deciduous trees in canyon bottoms on river flood-plains. Also nests in coast live oak. Recorded from Alameda, Colusa, Contra Costa, Fresno, Humboldt, Imperial, Inyo, Kern, Los Angeles, Monterey, Orange, Placer, Riverside, Sacramento, San Bernardino, San Diego, San Luis Obispo, Santa Barbara, Santa Cruz, Siskiyou, Tulare, Ventura counties.

None:

marginally suitable nesting habitat present.

High level of site disturbance and activity reduces the potential for nesting.



Special-status Animal Species Evaluated For The West Valley Community College Master Plan

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Sort by: **Class**

Scientific Name

Common Name

Status

Habitat Affinities And
Reported Distribution

Potential For
Occurrence On Site

Athene cunicularia

burrowing owl

Federal

State

Other DFG: CSC
(burrow sites)
FWS: BCC;
MBTA
BLM:
Sensitive

Inhabits open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. Nests underground in mammal burrows, especially those of California ground squirrel.
Recorded from Alameda, Butte, Colusa, Contra Costa, Fresno, Glenn, Imperial, Inyo, Kern, Kings, Lassen, Los Angeles, Madera, Marin, Merced, Monterey, Napa, Orange, Placer, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Joaquin, San Luis Obispo, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Tehama, Tulare, Ventura, Yolo counties.

None:

no suitable habitat present.

Brachyramphus marmoratus

marbled murrelet

Federal FT

State SE

Other DFG: Special
Animal
CDF:
Sensitive
USBC: Watch
List
Audubon:
Watch List

Nests in old-growth redwood-dominated forests, up to six miles inland, often in Douglas fir trees. Forages near-shore. Nests inland along the northern California coast.
Recorded from Del Norte, Humboldt, San Mateo, Santa Cruz counties.

None:

no suitable habitat present.

Buteo swainsoni

Swainson's hawk

Federal

State ST

Other DFG: Special
Animal
(nesting)
FS: Sensitive
FWS: BCC
USBC: Watch
List
Audubon:
Watch List

Breeds in stands with few trees in juniper-sage flats, riparian areas and in oak savannah. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.
Recorded from Butte, Colusa, Contra Costa, Fresno, Glenn, Inyo, Kern, Kings, Lassen, Los Angeles, Madera, Merced, Modoc, Mono, Placer, Sacramento, San Bernardino, San Joaquin, Siskiyou, Solano, Stanislaus, Sutter, Tehama, Tulare, Yolo counties.

None:



Special-status Animal Species Evaluated For The West Valley Community College Master Plan

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Sort by: **Class**

Scientific Name

Common Name

Status

Habitat Affinities And
Reported Distribution

Potential For
Occurrence On Site

Charadrius alexandrinus nivosus

western snowy plover

Federal FT

State

Other DFG: CSC
(nesting,
coastal
population)
FWS: BCC
(full species)
USBC: Watch
List (full
species)
Audubon:
Watch List
(full species)

Inhabits sandy beaches, salt pond levees and shores of large alkali lakes. Requires sandy, gravelly or friable soils for nesting. Federal listing applies only to the Pacific coastal population. Recorded from Alameda, Del Norte, Humboldt, Inyo, Kern, Kings, Los Angeles, Marin, Mendocino, Modoc, Monterey, Napa, Orange, Riverside, San Bernardino, San Diego, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Siskiyou, Sonoma, Ventura, Yolo counties.

None:

no suitable habitat present.

Circus cyaneus

northern harrier

Federal

State

Other DFG: CSC
(nesting)

Inhabits coastal salt and freshwater marshes. Nests and forages in grasslands, from salt grass in desert sink to mountain cienagas. Nests on ground in shrubby vegetation, usually at marsh edge. Nests are large mounds of sticks in wet areas. Recorded from Alameda, Butte, Contra Costa, Inyo, Marin, Merced, Monterey, Orange, Riverside, San Diego, San Mateo counties.

None:

no suitable habitat present.

Geothlypis trichas sinuosa

saltmarsh common yellowthroat

Federal (FSC)

State

Other DFG: CSC
FWS: BCC

Inhabits freshwater and salt marshes. Requires thick, continuous cover down to water surface for foraging. Nests in tall grasses, tule patches and willows. Resident of the San Francisco Bay region. Recorded from Alameda, Marin, Napa, San Francisco, San Mateo, Santa Clara, Santa Cruz, Solano, Sonoma counties.

None:

no suitable habitat present.



Special-status Animal Species Evaluated For The West Valley Community College Master Plan

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Sort by: **Class**

Scientific Name Common Name	Status	Habitat Affinities And Reported Distribution	Potential For Occurrence On Site
<i>Laterallus jamaicensis coturniculus</i> California black rail	Federal (FSC) State ST Other DFG: Fully protected FWS: MNBMC (full species) USBC: Watch list (full species) Audubon: Watch list (full species)	Mainly inhabits salt-marshes bordering larger bays. Occurs in tidal salt marsh densely vegetated with pickleweed. Also found in freshwater and brackish marshes, near sea level. Recorded from Alameda, Butte, Contra Costa, Imperial, Los Angeles, Marin, Napa, Nevada, Orange, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Cruz, Solano, Sonoma, Yuba counties.	None: no suitable habitat present.
<i>Rallus longirostris obsoletus</i> California clapper rail	Federal FE State SE Other DFG: Fully protected USBC: Watch list (full species)	Inhabits salt-water and brackish marshes traversed by tidal sloughs in the vicinity of San Francisco Bay. Associated with abundant growths of pickleweed, but feeds away from cover on invertebrates from mud-bottomed sloughs. Recorded from Alameda, Contra Costa, Humboldt, Marin, Monterey, Napa, San Luis Obispo, San Mateo, Santa Clara, Solano, Sonoma counties.	None: no suitable habitat present.
<i>Sterna antillarum browni</i> California least tern	Federal FE State SE Other DFG: fully protected (nesting colony) USBC: Watch List (full species)	Breeds in colonies on bare or sparsely vegetated, flat substrates consisting of sand beaches, alkali flats, land fills, or paved areas. Nests along the coast from San Francisco Bay south to northern Baja California. Recorded from Alameda, Contra Costa, Los Angeles, Orange, San Diego, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Ventura counties.	None: no suitable habitat present.



Special-status Animal Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

Sort by: **Class**

Scientific Name

Common Name

Status

Habitat Affinities And
Reported Distribution

Potential For
Occurrence On Site

Mammalia - Mammals

Antrozous pallidus

pallid bat

Federal

State

Other DFG: CSC
FS: Sensitive
BLM:
Sensitive
WBWG: High
priority

Inhabits deserts, grasslands, shrublands, woodlands and forests. Most commonly found in open, dry habitats with rocky areas for roosting. Roosts must provide protection from high temperatures. Species is very sensitive to disturbances to roosting sites.

Recorded from Calaveras, Imperial, Inyo, Kern, Lake, Marin, Mariposa, Mono, Napa, Orange, Riverside, San Bernardino, San Diego, San Joaquin, San Luis Obispo, Santa Barbara, Siskiyou, Sonoma, Tuolumne counties.

Moderate:

could roost in abandoned buildings on site.

Corynorhinus townsendii townsendii

Townsend's western big-eared bat

Federal (FSC)

State

Other DFG: CSC
(full species)
FS: Sensitive
(full species)
BLM:
Sensitive (full
species)
WBWG: High
Priority

Inhabits humid coastal regions of northern and central California. Roosts in limestone caves, lava tubes, mines, buildings etc.

Will only roost in the open, hanging from walls and ceilings. Roosting sites are limiting. Extremely sensitive to disturbance.

Recorded from Alameda, Colusa, Humboldt, Lake, Marin, Mendocino, Napa, San Joaquin, Santa Cruz, Yolo counties.

Low:

could roost in abandoned buildings on site.

Myotis evotis

long-eared myotis

Federal (FSC)

State

Other DFG: Special
Animal
BLM:
Sensitive

Inhabits all brush, woodland and forest habitats from sea level to about 9000 ft. in elevation. Prefers coniferous woodlands and forests. Forms nursery colonies in buildings, crevices, spaces under bark, and snags. Caves used primarily as night roosts.

Recorded from Mariposa, San Bernardino counties.

Low:

could roost in trees in or adjacent to Vasona Creek.

Myotis thysanodes

fringed myotis

Federal (FSC)

State

Other DFG: Special
Animal
BLM:
Sensitive
WBWG: High
priority

Occurs in a wide variety of habitats. Optimal habitats include pinyon-juniper, valley foothill hardwood and hardwood-conifer woodlands. Forms maternity colonies and roosts in caves, mines, buildings and crevices.

Recorded from Kern, Mariposa, Riverside, San Bernardino, San Diego counties.

Low:

could roost in abandoned buildings on site.



Special-status Animal Species Evaluated For The West Valley Community College Master Plan

June 2, 2004

Sort by: **Class**

Scientific Name

Common Name

Status

Habitat Affinities And
Reported Distribution

Potential For
Occurrence On Site

Myotis volans

long-legged myotis

Federal (FSC)

State

Other DFG: Special
Animal
BLM:
Sensitive
WBWG: High
priority

Most common in woodland and forest habitats above 4000 ft. in elevation. Trees are important day roosts. Caves and mines serve as night roosts. Forms nursery colonies under bark or in hollow trees, and occasionally in crevices or buildings. Recorded from Kern, San Bernardino, San Diego, Siskiyou counties.

Low:

could roost in abandoned buildings on site.

Myotis yumanensis

Yuma myotis

Federal (FSC)

State

Other DFG: Special
Animal
BLM:
Sensitive

Inhabits open forests and woodlands with sources of water over which to feed. Species is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices. Recorded from Kern, Madera, Mariposa, Merced, Sonoma counties.

Moderate:

could roost in abandoned buildings on site.

Reithrodontomys raviventris

salt-marsh harvest mouse

Federal FE

State SE

Other DFG: Fully
protected

Pickleweed (*Salicornia*) is the primary habitat. Builds loosely organized nests and does not burrow into the ground. Requires higher areas to escape flooding. Restricted to saline emergent wetlands of San Francisco Bay and its tributaries. Recorded from Contra Costa, Marin, Napa, San Mateo, Santa Clara, Solano, Sonoma counties.

None:

no suitable habitat present.

Sorex vagrans halicoetes

salt-marsh wandering shrew

Federal (FSC)

State

Other DFG: CSC

Inhabits salt marshes of the southern arm of the San Francisco Bay. Occurs in medium-high marsh 6-8 ft above sea level where abundant driftwood is scattered among pickleweed. Recorded from Alameda, Contra Costa, San Mateo, Santa Clara counties.

None:

no suitable habitat present.

Vulpes macrotis mutica

San Joaquin kit fox

Federal FE

State ST

Other DFG: Special
Animal

Inhabits annual grasslands or grassy open stages with scattered shrubby vegetation. Needs loose-textured sandy soils for burrowing, and a suitable prey base. Recorded from Alameda, Contra Costa, Fresno, Kern, Kings, Madera, Merced, Monterey, San Benito, Santa Clara, Tulare counties.

None:

no suitable habitat present.

APPENDIX C

EXPLANATION OF SENSITIVITY STATUS CODES

CALIFORNIA NATIVE PLANT SOCIETY DESIGNATIONS (CNPS)

- List 1: Plants of highest priority
List 1A: Plants presumed extinct in California
List 1B: Plants rare and endangered in California and elsewhere
List 2: Plants rare and endangered in California but more common elsewhere
List 3: Plants about which additional data are needed
List 4: Plants of limited distribution

CNPS R-E-D Codes

R (Rarity)

- 1 = Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction or extirpation is low at this time.
2 = Occurrence confined to several populations or to one extended population.
3 = Occurrence limited to one or a few highly restricted populations, or present in such low numbers that it is seldom reported.
? = More data are needed

E (Endangerment)

- 1 = Not endangered
2 = Endangered in a portion of its range
3 = Endangered throughout its range
? = More data are needed

D (Distribution)

- 1 = More or less widespread outside California
2 = Rare outside California
3 = Endemic to California
? = More data are needed

note: currently, all CNPS list 1B and 2 taxa are considered "Special Plants" by the CDFG.

U.S. FISH AND WILDLIFE DESIGNATIONS (USFWS)

- FE = listed as Endangered by the Federal Government
FT = listed as Threatened by the Federal Government
FPE = proposed as Endangered by the Federal Government
FPT = proposed as Threatened by the Federal Government
FSS = federal sensitive species, as listed by Bureau of Land Management and USFWS
C = Candidate; taxa for which USFWS has sufficient biological information to support a proposal to list as Endangered or Threatened.
(SC¹) = Species of Concern
MB = migratory non-game birds of management concern to the USFWS; protected under the Migratory Bird Treaty Act.

¹As of Feb. 28, 1996, the USFWS ceased to utilize this designation and no longer maintains a list of Special Status species. However, this designation still appears on the CNDDDB.

CALIFORNIA DEPT. OF FISH AND GAME DESIGNATIONS (CDFG)

- CE = Listed as Endangered by the State of California
CR = Listed as Rare by the State of California
CT = Listed as Threatened by the State of California
CPE = Proposed for listing as Endangered
CSC = California Species of Special Concern
* = taxa that are restricted in distribution, declining throughout their range, or associated with habitats that are declining in California.
CFP = Fully protected under the Cal. Fish and Game Code.
CP = Protected Species under Cal. Code of Regulations.
CEQA = taxa which are considered to meet the criteria for listing as Endangered, Threatened or Rare by the CDFG; impacts to such taxa must be addressed in CEQA documents.
CEQA? = Taxa that might be locally significant; should be evaluated for consideration during preparation of CEQA documents, as recommended by the CDFG.

Appendix D

Hazardous Materials Database Search and Regulations

APPENDIX D

HAZARDOUS MATERIALS

This appendix supplements the information provided in Section 4.4 of the DEIR. It provides an overview of the federal, state, and regional hazardous materials regulatory framework; describes specific regulatory requirements for assessment and abatement of hazardous building materials, hazardous waste disposal, and worker health and safety protection; and documents regulatory databases reviewed to identify permitted hazardous materials uses and environmental cases. The local hazardous materials regulatory framework is described in Section 4.4 of the DEIR.

REGULATORY FRAMEWORK

Hazardous materials and hazardous wastes are extensively regulated by various federal, state, regional, and local regulations, with the major objective of protecting public health and the environment. This section summarizes the overall regulatory framework governing hazardous materials management.

FEDERAL REGULATIONS

The U.S. Environmental Protection Agency (U.S. EPA) is the lead agency responsible for enforcing federal regulations that affect public health or the environment. The primary federal laws and regulations include: the Resource Conservation and Recovery Act of 1974 (RCRA); the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA); and the Superfund Act and Reauthorization Act of 1986 (SARA). Federal statutes pertaining to hazardous materials and wastes are contained in the Code of Federal Regulations (40 CFR).

RCRA was enacted in 1974 to provide a general framework for the national hazardous waste management system, including the determination of whether hazardous wastes are being generated, techniques for tracking wastes to eventual disposal, and the design and permitting of hazardous waste management facilities. The Hazardous and Solid Waste Amendment was enacted in 1984 to better address hazardous waste; this amendment began the process of eliminating land disposal as the principal hazardous waste disposal method. Other specific areas covered by the amendment include regulation of carcinogens, listing and delisting of hazardous wastes, permitting for hazardous waste facilities, and leaking underground storage tanks.

CERCLA, also known as Superfund, was enacted in 1980 to ensure that a source of funds was available to clean up abandoned hazardous waste sites, compensate victims, address releases of hazardous materials, and establish liability standards for responsible parties. SARA amended CERCLA in 1986 to increase the Superfund budget, modify contaminated site clean up criteria and schedules, and revise settlement procedures. SARA also provides a regulatory program and fund for underground storage tank cleanups and Emergency Planning and Community Right-to-Know Program (EPCRA).

In 1976, Congress passed the Toxic Substances Control Act (TSCA) which was implemented in 1979. This act governs the manufacture, processing, distribution in commerce, use, cleanup, storage, and disposal of PCBs. Since 1978, the U.S. EPA has promulgated numerous rules further addressing all aspects of the life cycle of PCBs. The most recent rule was the Final Rule: Amendments to the TSCA PCB Disposal Regulations Including Amendments to the PCB

Notification and Manifesting Rule promulgated on June 24, 1999. This rule is deregulatory in nature and provides individuals with more flexibility in their PCB disposal practices while continuing to provide protection from unreasonable risk.

STATE AND REGIONAL REGULATIONS

The California Department of Toxic Substances Control (DTSC) and the California Regional Water Quality Control Board (CRWQCB) are the primary state agencies regulating hazardous materials in California. These agencies are part of the Cal EPA. The CRWQCB is authorized by the State Water Resources Control Board to enforce provisions of the Porter - Cologne Water Quality Control Act of 1969. This act gives the CRWQCB authority to require groundwater investigations when the quality of groundwater or surface waters of the state is threatened, and to require remediation of the site, if necessary. The DTSC is authorized by the U.S. EPA to regulate the management of hazardous materials including the remediation of sites contaminated by hazardous materials.

California hazardous materials laws incorporate federal standards but are often stricter than federal laws. The primary state laws include: the California Hazardous Waste Control Law (HWCL), the state equivalent of RCRA; and the Carpenter-Presley-Tanner Hazardous Substance Account Act (HSAA), the state equivalent of CERCLA. State hazardous materials and waste laws are contained in the California Code of Regulations, Titles 22 and 26.

The HWCL, enacted in 1972 and administered by the DTSC, is the basic hazardous waste statute in California and has been amended several times to address current needs, including bringing the state law and regulations into conformance with federal laws. This act implements the RCRA “cradle-to-grave” waste management system in California but is more stringent in its regulation of non-RCRA wastes, spent lubricating oil, small quantity generators, transportation and permitting requirements, as well as in its penalties for violations. The HWCL also exceeds federal requirements by mandating the recycling of certain wastes, requiring certain generators to document a hazardous waste source reduction plan, requiring permitting for federally exempt treatment of hazardous wastes by generators, and stricter regulation of hazardous waste facilities.

The HSAA, enacted in 1981, addresses similar concerns as CERCLA. The primary difference is in how liability is assigned for a site with more than one responsible party. This is important for petroleum clean up sites because federal law is usually used to force responsible party cleanups; state law is used for petroleum cleanup sites which are exempt from CERCLA.

Other relevant State of California statutes include:

- The Toxic Pit Cleanup Act of 1984 and the Toxic Injection Well Act of 1985 which were established to provide a regulatory framework for open pits or injection wells as a means of hazardous waste or disposal;
- The Hazardous Waste Management Act of 1986 which coordinates the state's implementation of federal landfill bans and authorizes landfill bans for non-RCRA hazardous wastes;
- The Aboveground Petroleum Storage Act of 1989 which requires the owner or operator of aboveground petroleum storage tanks to file a storage statement with the State Water Resources Control Board (SWRCB) if tank storage exceeds 10,000 gallons and holds petroleum or petroleum product which is liquid at ambient temperatures. In addition, the tank or tanks must be registered if they are subject to federal requirements; this potentially expands the requirement for a storage statement to any tank over 660 gallons or aggregate storage of 1,320 gallons;

- The Hazardous Waste Source Reduction and Management Act which required large quantity generators to document hazardous wastes being generated and to prepare a documented waste reduction plan beginning in 1991;
- The Hazardous Waste Treatment Permitting Reform Act of 1992 which required a permit for any hazardous waste treatment by a generator beginning on April 1, 1993. This statute established a new tiered permitting program whereby on-site treatment facilities are permitted or authorized to operate subject to different levels of regulatory requirements depending on the nature and size of the treatment activity. Amendments to this statute adopted in 1993-96 have enacted certain exemptions and modified compliance requirements.; and
- The Hazardous Waste Management Reform Act of 1995 which required the DTSC to revise its regulations to more closely conform to federal hazardous waste identification criteria and essentially eliminate land disposal restrictions for California-only hazardous wastes among other major changes. However, many of these changes have been deferred to a DTSC advisory committee for further study and are not expected to be implemented for several years, and in certain cases, not at all.

The Bay Area Air Quality Management District (BAAQMD), a regional regulatory agency, may impose specific requirements on remediation activities to protect ambient air quality from dust or other airborne contaminants.

ASSESSMENT AND ABATEMENT OF HAZARDOUS BUILDING MATERIALS

ASBESTOS-CONTAINING MATERIALS

Section 19827.5 of the California Health and Safety Code, adopted January 1, 1991, requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. The BAAQMD is vested by the California legislature with authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and is to be notified ten days in advance of any proposed demolition (defined as moving or dismantling or any structural member of a building) or any renovation in which more than 100 linear feet, 100 square feet, or 35 cubic feet of asbestos-containing material is to be removed.

Notification to the BAAQMD includes the names, addresses and phone numbers of operations and persons responsible, including the contractor; description and location of the structure to be renovated/demolished including size, age and prior use, and the approximate amount of friable asbestos; scheduled starting and completion dates of demolition; nature of planned work and methods to be employed; procedures to be employed to meet BAAQMD requirements; and the name and location of the waste disposal site to be used. The local office of the California Occupational Safety and Health Administration (OSHA) must also be notified if asbestos abatement is to be carried out. Pursuant to California law, a building permit would not be issued until the applicant has complied with all notice requirements.

During abatement, asbestos abatement contractors must follow State regulations contained in 8 CCR 1529 and 8 CCR 341.6 through 341.14 where there is asbestos-related work involving 100 square feet or more of asbestos-containing material. Asbestos removal contractors must be certified as such by the Contractors Licensing Board of the State of California and the owner of the property where abatement would occur must have a Hazardous Waste Generator Number assigned by, and registered with, the California Department of Health Services. The contractor

and the hauler of the material are required to file a Hazardous Waste Manifest that details the hauling of the material from the site and the disposal of the material. The BAAQMD randomly inspects asbestos removal operations and also inspects any removal operations about which a complaint has been received.

LEAD-BASED PAINT

Lead-based paint is defined by state and federal regulations as paint containing lead at a concentration of 5,000 milligrams per kilogram (or 0.5%) or greater. In accordance with regulatory guidance, lead-based paint waste that has been separated from building materials (such as delaminated or chipping paint) must be evaluated separately from other building materials for waste disposal purposes during building demolition. Accordingly, any chipping or delaminated paint would need to be removed before any renovation or demolition activities. Depending on the level of lead identified in the paint, it may require disposal as a hazardous waste. Building materials which still have the paint adhered to them may generally be disposed of as regular construction debris, regardless of the lead level in the paint.

The Lead in Construction Standard contained in Title 29 of the Code of Federal Regulations, Section 1926.62 applies to the removal of chipping or delaminated lead-based paint. In accordance with this standard, it is necessary for workers to wear respiratory protection until the work is completed or until an employee exposure assessment can demonstrate that air lead levels during scraping are below the PEL. Other applicable requirements of the standard include worker awareness training, use of protective clothing, provisions for change areas and hand washing facilities, biological monitoring, and development of a site specific compliance program. California regulations relating to the abatement of lead-based paint are contained in Title 8 of the California Code of Regulations, Section 1532.1). These state regulations are similar to the Federal regulations.

POLYCHLORINATED BIPHENYLS (PCBs)

PCB-containing oil was historically used in transformers and other electrical equipment. With the implementation of TSCA, the U.S. EPA banned the use of PCB-containing oil and prohibited the use of PCB-containing oil in electrical transformers in July of 1979.

On June 29, 1998, the U.S. EPA issued its final rule concerning known and potential PCB-containing equipment. The regulations categorize transformers into these three categories on the basis of their PCB content:

- Non-PCB: Transformers containing less than 50 ppm of PCBs;
- PCB-Contaminated: Transformers containing 50 to less than 500 ppm of PCBs; and
- PCB: Transformers containing 500 ppm of PCBs or greater.

Under the final rule, in-use transformers whose PCB content is unknown but were manufactured before July 2, 1979 should be assumed to be non-PCB. In-use transformers manufactured before July 2, 1979 should be considered PCB-contaminated if filled with mineral oil and PCB if filled with a fluid other than mineral oil.

Under the final rule, the following electrical equipment can be considered non-PCB in the absence of sampling to demonstrate otherwise:

- transformers with less than 3 pounds of fluid;
- circuit breakers;
- reclosers;
- oil-filled cable; and
- rectifiers.

The actual PCB content of all transformers, regardless of the date of manufacture, must be determined prior to disposal. In addition, all transformers known or assumed to contain PCBs were required to be registered with the federal government by December 28, 1998 whether in use or in storage for reuse.

FLUORESCENT LAMPS AND TUBES

All fluorescent lamps and tubes are considered hazardous waste in California when they are discarded because they contain mercury (Title 22 of the California Administrative Code, Division 4.5, Chapter 11, Section 66261.50). Under California's Universal Waste Rule, large quantity generators of fluorescent light tubes and lamps are currently required to legally recycle high mercury lamps and tubes (labeled as "TTLC failing") if they elect to handle them as a universal waste. After February 8, 2006, large quantity generators, small quantity generators, and households must legally recycle all mercury-containing light lamps and tubes (low and high mercury containing, labeled as "TTLC passing" or "TTLC failing") if they are handled as a universal waste which eliminates the need for a hazardous waste manifest and increases the allowable storage time to one year. If the tubes and lamps are not handled as a universal waste, then they must be handled as a hazardous waste and hazardous waste transportation and manifesting requirements apply.

WASTE DISPOSAL

All California landfills have been segregated by regulatory authority into the categories of Class I, Class II and Class III facilities. Class I facilities can accept hazardous wastes with chemical levels below the federal land disposal restriction (land ban) treatment standards. Class II and III facilities can accept non-hazardous wastes that meet acceptance criteria determined by the state for organic and inorganic compounds. Each landfill has individual acceptance criteria and the appropriate disposal site for a waste would be determined on the basis of the classification of the waste and individual landfill acceptance criteria.

In accordance with state and federal regulations, a waste is hazardous if it:

- Is a listed hazardous waste as defined in RCRA; or
- Exhibits the characteristics of ignitability, corrosivity, reactivity, or toxicity as defined in the California Code of Regulations.

Hazardous materials and hazardous wastes are defined in the California Code of Regulations, Title 22, Sections 66260 through 66261.10. A waste is considered toxic if it contains certain metals or organic substances at concentrations greater than federal toxicity regulatory levels using a test method called the TCLP;¹ if it contains certain substances at concentrations greater than the state regulatory levels, including the total threshold limit concentration TTLC² or the STLC;³ if it contains specified carcinogenic substances at a single or combined concentration of 0.001 percent; or if toxicity testing indicates toxicity greater than specified criteria.

The California Health and Safety Code, § 25157.8 also specifies that waste disposed in California that contains lead in excess of 350 milligrams per kilogram can only be disposed in a Class I hazardous waste disposal facility, unless the CRWQCB issues a variance to the waste disposal facility for the acceptance of the waste, modifies the waste disposal facility's permit to accept the waste, amends the waste disposal facility's waste discharge requirements to specifically allow disposal of the waste, or approves disposal of the waste at the site of generation.

Class II and III landfills in the Bay Area have acceptance criteria for lead that are lower than the TCLP or STLC. Soil containing total petroleum hydrocarbons must be disposed of at an appropriate landfill facility and individual disposal facilities have site specific acceptance criteria for soil containing petroleum hydrocarbons.

Lead-based paint would be considered a hazardous waste because the total lead concentration is greater than the TTLC of 1,000 milligrams per kilogram. Spent fluorescent light ballasts containing PCBs are also considered a hazardous waste. It would be necessary to dispose of these materials at a Class I facility.

The California Department of Toxic Substances Control has classified friable, finely divided and powdered wastes containing greater than one- percent asbestos as a hazardous waste.⁴ A friable waste can be reduced to powder or dust under hand pressure when dry. Non-friable asbestos-containing wastes are not considered hazardous and are not subject to regulation under Title 22, Division 4.5 of the California Code of Regulations. The management of these wastes would still be subject to any requirements or restrictions which may be imposed by other regulatory agencies. The state standard for classification of asbestos wastes is contained in Section 66261.24 of Title 22 of the California Code of Regulations. Asbestos is not currently regulated as a hazardous waste under the RCRA; because of this it is considered a non-RCRA waste. Asbestos wastes, totaling more than 50 pounds, must be transported by a registered waste hauler to an approved treatment, storage or disposal facility.

1 A waste would be considered hazardous if it contains a soluble concentration of the specified substance at a concentration greater than the federal toxicity characteristic level specified in CCR, Title 22, Section 66261.24 (a)(i). The soluble concentration is determined using the TCLP, which involves a 20-to-1 dilution of the sample. Because of this, the total concentration of a substance would need to exceed 20 times the TCLP level for the soluble concentration to possibly be greater than the TCLP level.

2 In accordance with CCR, Title 22, Section 66261.24(a)(2), a waste would be considered hazardous on the basis of toxicity if it contains the specified substance at a total concentration greater than the TTLC.

3 In accordance with CCR, Title 22, Section 66261.24(a)(2), a waste would be considered hazardous on the basis of toxicity if it contains the specified substance at a soluble concentration greater than the STLC. The soluble concentration is determined by performing a Waste Extraction Test, which involves at 10-to-1 dilution of the sample. Because of this, the total concentration of a substance would need to exceed 10 times the STLC for the soluble concentration to possibly be greater than the STLC.

4 California Department of Toxic Substances Control, *Fact Sheet, Asbestos Handling, Transport and Disposal*, October 1993.

Wastes containing asbestos may be disposed of at any landfill which has waste discharge requirements issued by the RWQCB that allow disposal of asbestos-containing materials, provided that the wastes are handled and disposed of in accordance with the Toxic Substances Control Act, the Clean Air Act's National Emission Standards for Hazardous Air Pollutants, and Title 22 of the Code of California Regulations (Division 4.5). The Department of Toxic Substances Control also has treatment standards for asbestos-containing wastes, which require submittal of a notification and certification form to the land disposal facility as well as wetting and containment of the asbestos-containing materials.

The owner of properties where hazardous wastes are produced or abatement would occur must have a Hazardous Waste Generator Number assigned by and registered with the California Department of Toxic Substances Control in Sacramento. The contractor and hauler of the material are required to file a Hazardous Waste Manifest, which details the hauling of the material from the site and the disposal of the material.

HAZARDOUS MATERIALS WORKER SAFETY REQUIREMENTS

The Federal Occupational Safety and Health Administration (Fed OSHA) and the California Safety and Health Administration (Cal OSHA) are the agencies responsible for assuring worker safety in the handling and use of chemicals in the workplace. The federal regulations pertaining to worker safety are contained in the Code of Federal Regulations, Title 29 (29 CFR) as authorized in the Occupational Safety and Health Act of 1970. They provide standards for safe workplaces and work practices, including standards relating to hazardous materials handling. In California, Cal OSHA assumes primary responsibility for developing and enforcing workplace safety regulations; Cal OSHA standards are generally more stringent than federal regulations.

The state regulations concerning the use of hazardous materials in the workplace are included in Title 8 of the California Code of Regulations, which contain requirements for safety training, availability of safety equipment, accident and illness prevention programs, hazardous material exposure warnings, and emergency action and fire prevention plan preparation. Cal OSHA also enforces hazard communication program regulations, which contain worker safety training and hazard information requirements, such as procedures for identifying and labeling hazardous materials, communicating hazard information relating to hazardous materials and their handling, and preparation of health and safety plans to protect workers and employees at hazardous waste sites.

REGULATORY DATABASE REVIEW

A regulatory database review was conducted to identify permitted hazardous materials usage and environmental cases within 1/2 mile of the proposed project (EDR, 2003). The databases reviewed are listed in Tables D-1 and D-2 with the date of each database reviewed. Each database is described in the following sections.

FEDERAL REGULATORY DATABASES

Federal agencies publish numerous lists of sites that track permitted uses of hazardous materials and environmental cases. The lists reviewed for this EIR are summarized in Table HM-1. They include:

TABLE D-1 FEDERAL REGULATORY DATABASES REVIEWED

Name of List	Responsible Agency	Acronym	Date of List
National Priority List	USEPA	NPL	10/24/02
Proposed National Priority List Sites	USEPA	Proposed NPL	10/24/02
Superfund Consent Decrees	USEPA	CONSENT	N/A
Records of Decision	USEPA	ROD	12/21/01
Federal Superfund Liens	USEPA	NPL LIENS	10/15/91
National Priority List Deletions	USEPA	Delisted NPL	10/18/02
Comprehensive Environmental Response, Compensation, and Liability Information System	USEPA	CERCLIS	12/13/02
CERCLIS- No Further Remedial Action Planned	USEPA	CERCLIS NFRAP	12/13/02
Toxic Chemical Release Inventory System	USEPA	TRIS	12/31/00
Emergency Response Notification System	USEPA	ERNS	12/31/01
Hazardous Materials Information Reporting System	USDOT	HMIRS	7/31/02
Resource Conservation and Recovery Information System	USEPA	RCRIS	9/9/02
Biennial Reporting System	USEPA	BRS	12/31/99
RCRA Corrective Action Sites	USEPA	CORRACTS	9/29/02
RCRA Administrative Action Tracking System	USEPA	RAATS	4/17/95
Facility Index System	USEPA	FINDS	10/10/02
Toxic Substances Control Act	USEPA	TSCA	12/31/98
Federal Insecticide, Fungicide and Rodenticide Act/TSCA	USEPA	FTTS	10/24/02
Federal Insecticide, Fungicide and Rodenticide Act/TSCA	USEPA	FTTS INSP	10/24/02
Section 7 Tracking Systems	USEPA	SSTS	12/31/00
Material Licensing Tracking System	NRC	MLTS	10/21/02
Underground Storage Tanks on Indian Land	US EPA	INDIAN UST	N/A
Mines Master Index File	MSHA	MINES	9/10/02

Source: EDR, 2003

TABLE D-2 STATE AND LOCAL REGULATORY DATABASES REVIEWED

Name of List	Responsible Agency	Acronym	Date of List
Annual Work Plan	DTSC	AWP	1/6/03
California Bond Expenditure Plan	DHS	CA BOND EXP PLAN	1/1/89
List of Deed Restrictions	DTSC	DEED	1/3/03
Spills, Leaks, Investigation, and Cleanup Cost Recovery Listing	RWQCB	SLIC Reg2	10/1/02
Calsites	DTSC	CAL-SITES	11/21/02
Voluntary Cleanup Program Properties	DTSC	VCP	12/30/02
Leaking Underground Storage Tank Information System	SWRCB	LUST	1/6/03
Fuel Leak List	RWQCB	LUST Reg2	10/1/02
Solid Waste Information System	Cal IWMB	SWF/LF	12/16/02
Waste Management Unit Database	SWRCB	WMUDS/SWAT	4/1/00
Cortese Hazardous Waste and Substances Sites List	Cal EPA	CORTESE	4/1/01
Toxic Pits Cleanup Act Sites	SWRCB	TOXIC PITS	7/1/95
Waste Discharge System	SWRCB	CA WDS	12/23/02
Proposition 65 Records	SWRCB	NOTIFY 65	10/21/93
California Hazardous Material Incident Report System	Cal OES	CHMIRS	12/31/01
Hazardous Waste Information System	Cal EPA	HAZNET	12/31/00
Active UST Facilities	SWRCB	CA UST	1/6/03
Facility Inventory Database	Cal EPA	CA FID UST	10/31/94
Hazardous Substance Storage Container Database	SWRCB	HIST UST	10/15/90
Aboveground Petroleum Storage Tank Facilities	SWRCB	AST	11/20/02
Cleaner Facilities	DTSC	CLEANERS	3/18/02
Fuel Leak Site Activity Report	Santa Clara Valley Water District	LUST SCC	1/8/03

Source: EDR, 2004

- The National Priority List (NPL) which is a subset of the CERCLIS database (described below) and includes priority sites for cleanup under the federal Superfund Program;
- The Proposed NPL sites (Proposed NPL) which includes sites proposed for addition to the NPL;
- Superfund Consent Decrees (CONSENT) which includes NPL sites with major legal settlements that establish responsibility and standards for cleanup;
- Records of Decision (ROD) list which includes NPL sites where a record of decision has been developed that mandates a permanent remedy and includes technical and health information to aid in the cleanup of the site;
- Federal Superfund Liens (NPL LIENS) list which includes sites where the US EPA has filed liens against real property to recover remedial action expenditures or the property owner has been issued a notification of potential liability;
- NPL Delisted sites (Delisted NPL) which includes sites that have been removed from the NPL because no further response is required in accordance with criteria contained in the National Oil and Hazardous Substances Pollution Contingency Plan;
- The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) which tracks potentially contaminated properties identified under CERCLA and SARA;
- The CERCLIS No Further Action (CERCLIS-NFRAP) database which lists sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund action or NPL consideration. As part of the U.S. EPA's Brownfields Program, these sites have been removed from the CERCLIS database to lift unintended barriers to redevelopment;
- The Toxic Chemical Release Inventory System (TRIS) which identifies sites which release chemicals to the air, water, or land as required by Title III of the Superfund Amendments and Reauthorization Act of 1986;
- The Emergency Response Notification System (ERNS) which identifies spills of oil or hazardous materials reported pursuant to Section 103 of CERCLA as amended, Section 311 of the Clean Water Act, and sections 300.51 and 300.65 of the National Oil and Hazardous Substances Contingency Plan;
- The Hazardous Materials Information Reporting System (HMIRS) which includes hazardous material spill incidents that were reported to the US Department of Transportation;
- RCRA Information System (RCRIS) which includes facilities permitted to handle hazardous wastes under RCRA including treatment, storage, and disposal facilities (RCRA - TSD); large quantity generators which report generation of greater than 1000 kilogram per month of non-acutely hazardous waste or 1 kilogram per month of acutely hazardous waste (RCRA-LgGen); and small quantity generators which report generation of less than 1000 kilogram per month of non-acutely hazardous waste or 1 kilogram per month of acutely hazardous waste (RCRA-SmGen);
- Biennial Reporting System (BRS) which is a national system administered by the EPA that collects data on the generation and management of hazardous wastes. RCRA Large Quantity Generators and Treatment, Storage, and Disposal facilities are included;
- RCRA Corrective Action Sites (CORRACTS) which includes RCRA permitted facilities that are undergoing corrective action. A corrective action order is issued, when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA;

- RCRA Administrative Action Tracking System (RAATS) which includes enforcement actions taken under RCRA pertaining to major violations including administrative and civil actions brought by the US EPA;
- Facility Index System (FINDS) which includes facility information and “pointers” to other sources that contain more detail. The following databases are included in FINDS: Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); Enforcement Dockets (DOCKET); Federal Underground Injection Control (FURS); Criminal Docket System (C-Docket); Federal Facilities Information System (FFIS); State Environmental Laws and Statutes (STATE); and PCB Activity Database System (PADS);
- Toxic Substances Control Act (TSCA) list which includes manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list;
- Federal Insecticide, Fungicide, and Rodenticide Act/TSCA (FTTS) list which includes administrative cases and pesticide enforcement actions and compliance actions related to the Federal Insecticide, Fungicide, and Rodenticide Act;
- Federal Insecticide, Fungicide, and Rodenticide Act/TSCA (FTTS INSP) list which includes inspection information for cases regulated under the Federal Insecticide, Fungicide, and Rodenticide Act;
- Federal Insecticide, Fungicide, and Rodenticide Act/TSCA Section 7 Tracking System (SSTS) list which includes registered pesticide producing establishments required to submit a report to the U.S. EPA annually;
- The Material Licensing Tracking System (MLTS) which includes sites that possess or use radioactive materials which are subject to Nuclear Regulatory Commission licensing requirements;
- The Underground Storage Tanks on Indian Land (Indian UST) list which includes permitted UST facilities on Indian land;
- Mines Master Index File (MINES) which includes properties that have been involved in mining including coal mining, quarrying, or sand and gravel operations; and

STATE REGULATORY DATABASES

Regulatory databases to track the status of environmental cases are maintained by several state agencies including the DTSC, RWQCB, SWRCB, Cal IWMB, and the Cal OES. The SWRCB also maintains databases that identify registered ASTs and permitted USTs and the DTSC maintains a list identifying facilities that conduct dry cleaning operations. The state databases reviewed for this EIR are summarized in Table HM-2. They include:

- The Annual Work Plan (AWP), formerly known as the Bond Expenditure Plan, identifies hazardous material sites targeted for cleanup;
- The California Bond Expenditure Plan (CA BOND EXP PLAN) includes sites for which a site-specific expenditure plan has been prepared for the appropriation of California Hazardous Substance Cleanup Bond Act of 1984 funds. This list is no longer updated;
- List of Deed Restrictions (DEED) which lists sites which have been issued deed restrictions because of the presence of hazardous materials;
- The Spills, Leaks, Investigation, and Cleanup Cost Recovery Listing (SLIC Reg2) which include various sites within the jurisdiction of the San Francisco Bay RWQCB;

- Calsites (CAL-SITES), which was previously referred to as the Abandoned Sites Program Information System (ASPIS), identifies potential hazardous waste sites, which are then screened by the DTSC for further action. Sites on this list which are designated for no further action by the DTSC were removed from this list in 1996;
- Voluntary Cleanup Program (VCP) which includes sites that pose a low threat with either confirmed or unconfirmed releases where the project proponents have requested that the DTSC oversee investigation and/or clean up activities and have agreed to provide coverage for DTSC's costs;
- The Leaking Underground Storage Tank Information System (LUST) which is an inventory of sites with reported leaking underground storage tank incidents maintained by the State Water Resources Control Board.
- The Fuel Leak List (LUST Reg2) which tracks remediation status of known leaking underground tanks;
- The Solid Waste Information System (SWF/LF) which includes a list of active, inactive or closed solid waste disposal sites, transfer facilities, or open dumps, as legislated under the Solid Waste Management and Resource Recovery Act of 1972;
- The Waste Management Unit Discharge System (WMUDS/SWAT) which tracks waste management units. The list contains sites identified in the following databases: Facility Information; Scheduled Inspections Information; Waste Management Unit Information; SWAT Program Information; SWAT Report Summary Information; Chapter 15 Information; Chapter 15 Monitoring Parameters; TPCA Program Information; RCRA Program Information; Closure Information; and Interested Parties Information;
- Cortese Hazardous Waste and Substances Sites List (CORTESE) which includes sites designated by the State Water Resources Control Board (LUST cases), Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (CAL-SITES);
- Toxic Pits Cleanup Act Sites (TOXIC PITS) which includes sites suspected of containing hazardous materials where cleanup has not yet been completed;
- The Waste Discharge System (CA WDS) which lists sites which have been issued waste discharge requirements;
- Proposition 65 Records (NOTIFY 65) which includes facility notifications about any release which could threaten drinking water and thereby expose the public to a potential health risk;
- California Hazardous Materials Incident Reporting System (CHMIRS) which includes reported hazardous materials accidental releases or spills;
- The Hazardous Waste Information System (HAZNET) which includes facility and manifest data for sites that file hazardous waste manifests with the DTSC. The information contained in the database is based on manifests submitted without correction, and therefore may contain some invalid information;
- The Active UST Facilities list (CA UST) which lists registered USTs;
- The Facility Inventory Database (CA FID UST) which is a historical listing of active and inactive underground storage tank locations. Local records should contain more current information;
- The Hazardous Substance Storage Container Database (HIST UST) which is a historical listing of UST sites. Local records should contain more specific information;
- The Aboveground Petroleum Storage Tank Facilities database (AST) which lists registered ASTs;
- The Cleaner Facilities database (CLEANERS) which lists drycleaner related facilities that have EPA identification numbers

LOCAL REGULATORY DATABASES

The Santa Clara Valley Water District maintains the Fuel Leak Site Activity Report which lists sites with fuel leaks.

OTHER DATABASES REVIEWED AND FEATURES IDENTIFIED

In addition to the regulatory databases described above, the database review included review of the Former Manufactured Gas Site database provided by Real Property Scan, Inc.

REFERENCES

Environmental Data Resources, *EDR Field Check Report, West Valley College, 14000 Fruitvale Avenue, Saratoga, CA, 95070*. February 4, 2003.