

EXECUTIVE SUMMARY

California Environmental Quality Act Compliance
Autotechnology Building Project
Solano Community College District

Background:

The construction of the Autotechnology Building is a “project” as defined by the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration (MND) was released for public review (State Clearinghouse # 2015062022) and Solano Community College District (the District) received two public comment letters from governmental entities as noted below. The issues and District’s responses are summarized:

1. City of Vallejo:

- a. The City asked that references to the Northgate Specific Plan be made more explicit in the MND text and on related exhibits.

The MND and related exhibits will be revised to acknowledge the Northgate Specific Plan and to correct the General Plan land use designation.

- b. The City asked that the MND be revised to clarify the future intentions for the operations at 1301 Georgia Street.

The District will clarify this point in the MND to explain that the District intends to terminate the lease at 1301 Georgia Street once the Autotechnology Building is completed and operational. This space is considered a temporary, interim location to support the program during the construction of the Autotechnology building. Once construction is complete, this location will no longer be necessary.

- c. The City asked for clarification regarding the future expansion of the facilities, and also asked that the term “CTE” be explained in the text.

The District will clarify that although the Autotechnology Project Site Plan shows the footprint of future Career Technology Education (CTE) facilities, approvals are not being sought for these facilities at this time. The scope of the MND is limited to the proposed Autotechnology Building, and, as such, the future expansion of the facilities is considered conceptual and based on the current District Facilities Master Plan. The District will process additional CEQA documentation to cover these expansions once these details become available. The text of the MND will be revised to clarify the term “Career CTE and CTE Yard Allocation,” which refers to having enough space for all of the CTE type of programs specialty equipment, such as space for large trucks and machines that may support other CTE programs, such as diesel or welding.

- d. The City asked that the MND be revised to clarify the discussion of consistency with current zoning and general plan land use designations. The District proposes the Autotechnology Building for public higher education purposes; thus, it is considered a “public facility” in the traditional meaning of the phrase. Although Community College Districts are technically exempt from compliance with local General Plans and zoning, the District will continue to work with and support the City of Vallejo in re-designating the project site to the appropriate General Plan and zoning designations.

- e. The City asked that the MND be revised to include a mitigation requiring the project to comply with the local or state Water Efficient Landscape Ordinance.

The MND concluded that the Autotechnology Building would demand 6.9 acre-feet of potable water annually or 0.01 percent of the City of Vallejo’s total supply of 47,150 acre-feet. Thus, the MND concluded that water supply impacts would be less than significant and no mitigation would be required. Therefore, there is no legal basis to require a mitigation measure requiring compliance with the Water Efficient Landscape Ordinance. In addition, all District projects are

approved by the Division of the State Architect, the agency providing design and construction oversight for K–12 schools and community colleges. The District will follow the most recent code revisions issued by the Division of the State Architect regarding water efficiency requirements, so the project will incorporate measures in compliance with that requirement.

2. Caltrans:

- a. Caltrans requested that the District pay traffic impact fees to address contributions to local and area traffic. The District will continue to work with the City of Vallejo regarding the assessment of impact fees, as appropriate. The District will also work with City of Vallejo to implement signal timing or additional northbound left-turn storage at N. Ascot Parkway/Turner Parkway, which will directly address impacts on the local transportation network.
- b. Caltrans requested that the District develop Transportation Demand Management policies to increase the use of transit and decrease vehicles on the state highway system. The project does incorporate Travel Demand Management measures, including accessibility to an existing Solano County Transit bus stop on Turner Parkway, as well as providing internal pedestrian facilities and bicycle storage facilities to encourage the use of alternative transportation.
- c. Caltrans asked that the document include analysis of any secondary impacts to pedestrians and bicyclists resulting from the implementation of traffic impacts mitigation measures. The MND traffic study shows that the signal timing/additional left-turn storage at N. Ascot Parkway/ Turner Parkway would not have secondary impacts on pedestrians or bicycles, because Class II bike lanes and sidewalks are currently provided on both roadways and the proposed improvements would not alter these facilities.

Recommended action:

CEQA requires that the Board of Trustees:

- Consider comments and responses;
- Adopt the Mitigated Negative Declaration; and
- Approve the Mitigation Monitoring and Reporting Plan.

The Board is asked to approve the following:

The Solano Community College District Board of Trustees hereby adopts the Mitigated Negative Declaration prepared for the Autotechnology Building (State Clearinghouse Number 2015062022) and the Mitigation Monitoring and Reporting Program. The Board has considered the proposed Mitigated Negative Declaration and the comment letters received during the 30-day public review period. The Board finds that the revisions to the mitigation measures are equal to or more effective than the measures presented in the Draft Mitigated Negative Declaration, dated June 10, 2015. The Mitigated Negative Declaration and all supporting documents and comments are available for review at:

Solano Community College District
Measure Q Bond Office
4000 Suisun Road, Building 600
Fairfield, CA 94534-3197

Memo

Date: August 13, 2015

To: Ines Zildzic
Leigh Sata

From: Jason Brandman

Subject: Vacaville Center Biotechnology and Science Building MND and MMRP

This memorandum summarizes the comments received during the 30-day public review period for the proposed Mitigated Negative Declaration for the Solano Community College District (SCCD) Autotechnology Building.

The proposed project is the construction of a new 29,750-square-foot Autotechnology Building on a 9.25-acre site in the City of Vallejo, Solano County, California. The building would serve as the new base for the Solano Community College District's automotive technician program, which is currently located at 1301 Georgia Street in Vallejo. In addition, the building would accommodate student support services.

An initial study and proposed Mitigated Negative Declaration (State Clearinghouse #2015062022) was prepared for the project in accordance with the California Environmental Quality Act (CEQA). The document was released for public review and circulated to local and state agencies on June 10, 2015. The 30-day review period ended on July 10, 2015. Two comment letters were received during that time. CEQA requires that the Board of Trustees (the decision-making body) consider comments received. A discussion of the issues raised in the comments and recommended revisions to the Mitigated Negative Declaration are detailed below.

The California Environmental Quality Act (CEQA) requires that when a lead agency adopts a mitigated negative declaration, it shall prepare a monitoring or reporting program (MMRP) for all required mitigation measures (CEQA Guidelines Section 15097). The MMRP for the project is included as Table 1 of this memorandum.

Comments on the Mitigated Negative Declaration

City of Vallejo

A letter was received from the City of Vallejo, dated July 10, 2015. The City commented on issues related to land use planning, and water conservation measures.

The City asked that references to the Northgate Specific Plan be made more explicit in the MND. The District has revised Section 2.1 of the ISMND to more clearly cite the Northgate Specific Plan.

The City notes that the General Plan land use designation for the site is “Northgate Mixed Use,” which unfortunately is not shown on the current General Plan map. The District has revised the text in Section 2.2.2 to note the additional land use designation.

The City notes that although the site is zoned “Mixed Use Planned Development,” please also add “Northgate Specific Plan, Neighborhood Shopping and Services Land Use Area.” The District has revised the text in Section 2.2.2 to include this additional reference.

The City asked that the MND be revised to clarify the status of the facility at 1301 Georgia Street and whether it will be used for future college-related purposes. The District will clarify this point in Section 2.3.2 of the MND to explain that the District intends to terminate the lease at 1301 Georgia Street once the Autotechnology Building is completed and operational. This space is considered a temporary, interim location to support the program during the construction of the Autotechnology Building. Once construction is complete, this location will no longer be necessary.

The City notes that Exhibit 4 illustrates that the proposed project will only occupy a portion of the 9.25-acre site, which is not included in the Project Overview section. The exhibit also references future development on the site as “CTE” and “CTE Yard Allocation” which are not described in the text. The District has added additional text to Section 2.3.2 of the MND to clarify that the project relates only to the development of the autotechnology building on a portion of the 9.25-acre site. The District has also added text in this section to clarify that “Career Technology Education (CTE) and CTE Yard Allocation” refers to having enough space for all of the CTE specialty equipment, such as space for large trucks and machines that may support a potential diesel program. The District will process additional CEQA documentation to cover these expansions once the plans are more fully developed.

The City questions whether the proposed Autotechnology Building and educational use is consistent with the Northgate Mixed Use zoning. The District proposes the Autotechnology Building for public higher education purposes; thus, it is considered a “public facility” in the traditional meaning of the phrase. Although Community College Districts are technically exempt from compliance with local General Plans and zoning, the District will continue to work with and support the City of Vallejo in re-designating the project site to the appropriate General Plan and zoning designations. The District has added text to Section 10, Land Use and Planning to clarify this point.

The City asks that a mitigation be added that requires the project to comply with the local or state Water Efficient Landscape Ordinance. The MND concluded that the Autotechnology Building would demand 6.9 acre-feet of potable water annually or 0.01 percent of the City of Vallejo’s total supply of 47,150 acre-feet. Thus, the MND concluded that water supply impacts would be less than significant and no mitigation would be required. Therefore, there is no legal basis to require a mitigation measure requiring compliance with the Water Efficient Landscape Ordinance. In addition, all District projects are approved by the Division of the State Architect, agency providing design and construction oversight for K–12 schools and community colleges. The District will follow the most recent code revisions issued by

the Division of the State Architect regarding water efficiency requirements, so the project will incorporate measures in compliance with that requirement.

California Department of Transportation

A letter was received from the California Department of Transportation (Caltrans) District 4, dated July 2, 2015.

Caltrans notes that the project would affect Interstate 80 local and recommends that the District pay traffic mitigation fees to offset the effects of the project, such as contributing to the Solano Transportation Agency (STA) Regional Transportation Impact Fee program. The District will continue to work with the City of Vallejo regarding the assessment of impact fees, as appropriate. The District will also work with City of Vallejo to implement signal timing or additional northbound left-turn storage at N. Ascot Parkway/Turner Parkway, which will directly address impacts on the local transportation network.

Caltrans also encourages the District to develop a Transportation Demand Management program to encourage the use of public transit lines and reduce vehicle use of the State Highway System. The project does incorporate Travel Demand Management measures, including accessibility to an existing Solano County Transit bus stop on Turner Parkway, as well as providing internal pedestrian facilities and bicycle storage facilities to encourage the use of alternative transportation (refer to page 18 of the MND).

Finally, Caltrans asks that the secondary impacts to pedestrians and bicyclists from the traffic mitigation be analyzed in the MND. The signal timing/additional left-turn storage at N. Ascot Parkway/Turner Parkway would not have secondary impacts on pedestrians or bicycles, because Class II bike lanes and sidewalks are currently provided on both roadways and the proposed improvements would not alter these facilities.

No revisions to mitigation measures are necessary as a result of the comments submitted on the MND.

Mitigation Monitoring and Reporting Program

The California Environmental Quality Act (CEQA) requires that when a lead agency adopts a mitigated negative declaration, it shall prepare a monitoring or reporting program (MMRP) for all required mitigation measures (CEQA Guidelines Section 15097). The MMRP, identified as Table 1 below, shall be maintained by SCCD's designated Project Manager.

Table 1: Autotechnology Building Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
1. Aesthetics, Light, and Glare					
<p>MM AES-1: Exterior Lighting Fixtures Prior to occupancy of the Autotechnology Building, the Solano Community College District shall verify that all exterior lighting fixtures (including freestanding and building-mounted lights) are either fully shielded or employ full cut-off fixtures to prevent unwanted light trespass onto adjoining properties.</p>	Review of construction contract specifications; Onsite inspection	Prior to building occupancy	Solano Community College District		
3. Air Quality					
<p>MM AIR-1: The Solano Community College District shall require its construction contractor to demonstrate compliance with the following Construction Emissions Minimization Practices prior to commencement of construction activities:</p> <ol style="list-style-type: none"> 1. All off-road equipment greater than 25 horsepower and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements: <ol style="list-style-type: none"> a. Where access to alternative source of power is available, portable diesel engines shall be prohibited; b. All off-road equipment shall have: <ol style="list-style-type: none"> i. Engines that meet or exceed either United States Environmental Protection Agency (EPA) or California Air Resources Board (ARB) Tier 2 off-road emission standards, and ii. Engines that are retrofitted with an ARB Level 3 Verified Diesel Emissions Control Strategy (VDECS). c. Exceptions: <ol style="list-style-type: none"> iii. Exceptions to 1(a) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the State Center that an alternative source of power is limited or infeasible at the project site and that the requirements of this exception provision apply. 	Review of construction contract specifications	Prior to and during construction	Solano Community College District		

Table 1 (cont.): Autotechnology Building Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
iv. Exceptions to 1(b)(ii) may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the State Center that a particular piece of off-road equipment with an ARB Level 3 VDECS: (1) is technically not feasible, (2) would not produce desired emissions reductions due to expected operating modes, (3) installing the control device would create a safety hazard or impaired visibility for the operator, or (4) there is a compelling emergency need to use off-road equipment that are not retrofitted with an ARB Level 3 VDECS and the sponsor has submitted documentation to the City that the requirements of this exception provision apply.					
4. Biological Resources					
<p>MM BIO-1: Migratory Birds and Nesting Raptors No more than 14 days prior to initial ground disturbance and vegetation removal during the nesting season (February 1 to August 31), the Solano Community College District shall retain a qualified biologist to perform pre-construction breeding bird surveys. If any nests are found, they shall be flagged and protected with a suitable buffer. Buffer distance will vary by species and conditions at the site, but it is usually at least 50 feet, and up to 250 feet for raptors. Note that this mitigation measure does not apply to ground disturbance and vegetation removal activities that occur outside of the nesting season (September 1 to January 31).</p>	Review of survey results; periodic onsite inspection/monitoring	Prior to, during, and after construction	Solano Community College District		

Table 1 (cont.): Autotechnology Building Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM BIO-2: Pre-Construction Surveys, Construction Monitoring, and Avoidance and Minimization for Burrowing Owl</p> <p>Prior to the first ground-disturbing activities, the Solano Community College District shall retain a qualified biologist to conduct two pre-construction surveys for the burrowing owl. The first survey shall be conducted no more than 14 days prior to ground-disturbing activities, and the second survey shall be conducted within 48 hours of initial ground disturbance. The surveys shall be conducted in accordance with the California Department of Fish and Wildlife (CDFW) Staff Report on Burrowing Owl Mitigation. If owls are determined to be present, an appropriate no-disturbance buffer shall be placed around active burrows until young have fledged the nest. If burrowing owl is detected during the non-nesting season and the burrow cannot be avoided, consultation with CDFW shall be required to passively exclude burrowing owls from the site.</p>	Review of survey results; periodic onsite inspection/monitoring	Prior to, during, and after construction	Solano Community College District		
<p>6. Geology and Soils</p>					
<p>MM GEO-1: Prior to grading activities, the Solano Community College District shall retain a qualified geotechnical consulting firm to prepare a design-level geotechnical report for the Autotechnology Building. The design-level report shall be prepared in accordance with the latest adopted edition of the California Building Code Standards and address the potential for seismic hazards to occur on-site and identify abatement measures to reduce the potential for such an event to acceptable levels. The recommendations of the approved design-level geotechnical report shall be incorporated into the project plans.</p>	Preparation of geotechnical report	Prior to grading activities	Solano Community College District		

Table 1 (cont.): Autotechnology Building Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
9. Hydrology and Water Quality					
<p>MM HYD-1: Prior to grading activities, the Solano Community College District shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the requirements of the statewide Construction General Permit. The SWPPP shall be designed to address the following objectives: (1) all pollutants and their sources—including sources of sediment associated with construction, construction site erosion, and all other activities associated with construction activity—are controlled; (2) where not otherwise required to be under a Regional Water Quality Control Board permit, all non-stormwater discharges are identified and either eliminated, controlled, or treated; (3) site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in stormwater discharges and authorized non-stormwater discharges from construction activity; and (4) stabilization BMPs installed to reduce or eliminate pollutants after construction are completed.</p> <p>The SWPPP shall be prepared by a qualified SWPPP preparer. The SWPPP shall include the minimum BMPs required for the identified risk level. BMP implementation shall be consistent with the BMP requirements in the most recent version of the California Stormwater Quality Association Stormwater Best Management Handbook-Construction or the Caltrans Stormwater Quality Handbook Construction Site Best Management Practices (BMPs) Manual.</p> <p>The SWPPP shall include a construction site monitoring program that identifies requirements for dry weather visual observations of pollutants at all discharge locations, and as appropriate, depending on the project risk level, sampling of</p>	<p>Preparation of Stormwater Pollution Prevention Plan; periodic onsite inspection/monitoring</p>	<p>Prior to grading activities</p>	<p>Solano Community College District</p>		

Table 1 (cont.): Autotechnology Building Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>site effluent and receiving waters. A qualified SWPPP practitioner shall be responsible for implementing the BMPs at the project site. The practitioner shall also be responsible for performing all required monitoring, BMP inspection, and maintenance and repair activities.</p>					
<p>MM HYD-2: Prior to occupancy of the Autotechnology Building, the Solano Community College District shall verify that operational stormwater quality control measures that comply with the requirements of the current Municipal Regional Permit have been implemented. Responsibilities include but are not limited to designing BMPs into project features and operations to reduce potential impacts to surface water quality and to manage changes in the timing and quantity of runoff (i.e., hydromodification) associated with operation of the project. These features shall be included in the design-level drainage plan and final development drawings. Specifically, the final design shall include measures designed to mitigate potential water quality degradation and hydromodification of runoff from all portions of completed developments.</p> <p>The proposed project shall incorporate site design and BMPs described in the current version of the local C.3 Stormwater Technical Guidance manual. Low Impact Development features, including minimizing disturbed areas and impervious cover and then infiltrating, storing, detaining, evapotranspiring, and/or biotreating stormwater runoff close to its source, shall be used at each development covered by the Municipal Regional Permit. Funding for long-term maintenance of all BMPs shall be specified. The College District shall establish a self-perpetuating Operation and Maintenance of Stormwater Treatment Systems Plan</p>	<p>Review of construction contract specifications</p>	<p>Prior to building occupancy</p>	<p>Solano Community College District</p>		

Table 1 (cont.): Autotechnology Building Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
(Municipal Regional Permit provision C.3.h). This plan shall specify a regular inspection schedule of stormwater treatment facilities in accordance with the requirements of the Municipal Regional Permit.					
12. Noise					
<p>MM NOI-1: The Solano Community College District shall require that its construction contractor implement the following noise attenuation measures during construction activities:</p> <ul style="list-style-type: none"> • Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to the hours between 7:00 a.m. and 9:00 p.m. daily. All on-site grading, excavating, and filling and noise therefrom, including but not limited to warming of equipment motors, shall be limited to the hours between 7:00 a.m. and 6:00 p.m. daily. • The Solano Community College District can permit exceptions to these limits for compelling circumstances (e.g., weather conditions necessary to pour concrete). • All internal combustion powered construction equipment shall employ noise reduction devices (e.g., mufflers and engine shrouds) no less effective than those originally installed by the manufacturer. • Unnecessary idling of internal combustion engines (i.e., more than 5 minutes) shall be prohibited. • “Quiet” models of air compressors and other stationary noise sources shall be used if readily available. • At all times during project grading and construction, stationary noise-generating equipment shall be located at least 150 feet from the nearest residential receptor(s). If it is not possible to provide this distance, a temporary sound barrier or enclosure shall be placed around the equipment 	Onsite inspection	Prior to and during construction	Solano Community College District		

Table 1 (cont.): Autotechnology Building Project Mitigation Monitoring and Reporting Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
to shield the residential receptor(s). <ul style="list-style-type: none"> Construction staging and maintenance areas shall be located a minimum of 150 feet from the nearest residential receptor. 					
16. Transportation/Traffic					
MM TRANS-1: Prior to occupancy of the Autotechnology Building, the Solano Community College District shall work with the City of Vallejo to implement one or both options for the intersection of North Ascot Parkway/Turner Parkway: <ul style="list-style-type: none"> Optimize the signal timing to ensure that northbound left turns on North Ascot Parkway have adequate green time such that peak-hour queues do not exceed available storage (380 feet). Extend the northbound left-turn storage on North Ascot Parkway to Chantilly Drive via restriping. 	Review of construction contract specifications	Prior to building occupancy	Solano Community College District		