

PALOMAR COMMUNITY COLLEGE DISTRICT SOUTH EDUCATION CENTER MITIGATION MONITORING AND REPORTING PROGRAM

Pursuant to: California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21081.6; and California Code of Regulations, Title 14, Division 6, Section 15097)

Subject: Palomar College, South Education Center Environmental Impact Report, SCH No. 2015081039

Applicant: Palomar Community College District (PCCD)
1140 West Mission Road
San Marcos, CA 92069-1487

PROJECT DESCRIPTION

This Mitigation Monitoring and Reporting Program (MMRP) accompanies the Environmental Impact Report (EIR) for the Palomar Community College District (PCCD) South Education Center. The EIR evaluates the physical environmental effects associated with new development and facility upgrades at the proposed PCCD South Education Center to accommodate prospective students in the southern portion of the district. The campus project site is located at 11111 Rancho Bernardo Road, within the Rancho Bernardo community in the city of San Diego, San Diego County, California.

In 2010, the PCCD acquired the 27-acre property, which included the unfinished 110,000 square-foot office building, four-story 574-space parking structure, and a 218-space surface parking lot, as the future site for the South Education Center. The existing building is a “warm shell,” which means it has limited interior improvements such as minimally finished interiors (i.e. flooring, carpet, interior windows and doors, etc.), a heating and cooling system, drop ceilings, plumbing and restrooms, and interior lighting. The existing development generally occupies the central portion of the site. Construction of the other two planned office buildings and surface parking area is not proposed as part of this project. In addition, no changes to the existing open space easement agreements is proposed.

The objectives of the proposed project, as established by the PCCD, are as follows:

1. Locate an education center in the southern region of the district.
2. Implement relevant goals and objectives of the PCCD 2022 Educational Master Plan 2010 Update, specifically Goal 5 which is to “Ensure that existing and future facilities support learning, programs, and services; and Objective 5.3 which is to “Identify and purchase a site for future development of another Education Center in accordance with the Master Plan.”
3. Provide a shared community resource with amenities for public use.
4. Attract new students to the PCCD through a well-defined academic program.
5. Be self-sufficient/self-sustaining so as not to create a drain on the resources of the PCCD.
6. Utilize and repurpose an existing facility in order to maximize district resources.
7. Provide high quality education and support services to the southern portion of the district.
8. Develop a comprehensive education center campus experience that reflects its surrounding environment.
9. Offer a broad-based curriculum supported by a class schedule that is convenient for students.
10. Create the feel of a postsecondary campus by placing importance on support amenities, including those for learning resources, food services, and gathering places for students.
11. Ensure that the facility maximizes the safety of the students, faculty and staff.

The proposed PCCD South Education Center is projected to serve 1,000 full-time equivalent students (FTES) at opening day and would accommodate 2,000 FTES at maximum capacity. It would also employ 38 full-time equivalent faculty (FTEF) and 37 staff and administrators. It is anticipated that typical hours of operation for the South Education Center would be from 7:00 a.m. to 10:00 p.m., Monday through Friday with limited course offerings on Saturday. The PCCD will evaluate the scheduling of classes to meet the needs of the students and to best mitigate conflicts with existing commuter traffic. In accordance with the Educational Master Plan Update recommendations, curricular offerings at the South Education Center are proposed to include a mixture of general education, career/technical education programs, and basic skills education, with the greatest emphasis placed on general education/transfer curriculum. The South Education Center would also consolidate course offerings that are presently offered at off-site locations in the southern area of the district. The curricular offerings that ultimately define the program of instruction are anticipated to change over time.

PCCD South Education Center Mitigation, Monitoring and Reporting Program

Issue	Mitigation Measures	Responsibility	Timing	Monitoring Activity Date Completed
Aesthetics				
Scenic Vistas and Visual Character	None required.			
Light and Glare	<p>Aes-1 All night lighting on PCCD South Education Center shall be designed according to the guidelines recommended by the International Dark-Sky Association, including but not limited to:</p> <ul style="list-style-type: none"> a. Use the lowest wattage lamps feasible. b. Use motion-sensor controls or other lighting controls so that lights are only in use when necessary. c. Incorporate curfews for night lighting. d. Use light fixtures with shielding to direct the light where it is needed but does not escape above into the night sky or outside the property perimeter. e. Turn off any unnecessary lights for the protection of migratory birds. 	PCCD Facilities Department Project Engineer/ Architect	During the design phase, plan check reviews and final construction specifications for PCCD South Education Center.	
Air Quality				
Applicable Air Quality Plans	None required.			
Air Quality Standards	None required.			
Sensitive Receptors	None required.			
Objectionable Odors	None required.			
Biological Resources				
Special Status Species	<p>Bio-1 Pre-Construction Nesting Bird Surveys. Vegetation should not be removed from the project site between January 1 and September 15 to avoid impacts to nesting birds. If project construction cannot be avoided during the period of January 1 through September 15, a qualified biologist would survey all potential nesting vegetation on and within 300 feet of the project site for nesting birds, prior to commencing project activities (including construction and/or site preparation). Surveys shall be conducted once a day for two days at the appropriate time of day during the breeding season, and surveys shall be performed no more than three days prior to vegetation removal and/or disturbance. If no nesting birds are observed, project activities may begin without further mitigation. If an active bird nest is located, the nest site shall be fenced with an exclusion zone of a minimum of 200 feet (500 feet for raptors) in all directions (as feasible considering site boundaries) and this area shall not be disturbed until after September 15 or until the nest becomes inactive.</p>	PCCD Facilities Department Biological Monitor	<p>Retain qualified biologist prior to nest surveys.</p> <p>Coordinate with USFWS and CDFW prior to nest surveys.</p> <p>Three (3) days prior to clearing/ grubbing, grading, and/or construction of project within 300 feet of vegetation between January 1 and September 15.</p>	

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Sensitive Natural Communities	<p>Bio-2 Construction Fencing and Best Management Practices. Prior to vegetation clearing, grading, and/or construction activities, the PCCD will retain a qualified biologist to oversee installation of appropriate fencing to delineate the limits of construction and the approved construction staging areas. Temporary fencing (with silt barriers) will be installed at the limits of project impacts (including construction staging areas and access routes, as feasible) to prevent additional sensitive habitat impacts and to prevent the spread of silt from the construction zone into adjacent habitats to be avoided. Fencing will be installed in a manner that does not impact habitats to be avoided. The temporary construction fencing will be removed by PCCD upon project completion.</p> <p>Also, standard construction Best Management Practices shall be implemented on site, including but not limited to: observation of a reduced 20-mile per hour speed limit in all project areas; limiting outdoor construction activities to day-time only (no additional lighting required); placing trash in closed containers; prohibiting firearms on site; prohibiting pets on site; and ensuring construction noise shall not significantly exceed the existing ambient noise level.</p> <p>Bio-3 Construction Staging and Equipment Maintenance. The PCCD shall ensure fueling of equipment occurs solely in designated fueling zones or off site. All equipment used in the approved construction limits will be maintained to minimize and control fluid and grease leaks. Provisions to contain and clean up unintentional leaks/spills of construction materials (e.g., concrete), and fuel, oil, fluid and grease shall be in place prior to construction.</p>	<p>Biological Monitor Construction Contractor</p> <p>Construction Contractor</p> <p>PCCD Facilities Department Construction Contractor Biological Monitor</p>	<p>Prior to clearing, grading, and/or any construction activities within or adjacent to native habitats (coastal sage scrub, emergent wetland). Post construction for fence removal.</p> <p>During construction</p> <p>During construction</p>	
Wetlands	None required.			
Wildlife Corridors and Nursery Sites	None required.			
Greenhouse Gas Emissions				
Direct and Indirect Generation of GHG Emissions	None required.			
Hydrology and Water Quality				
Water Quality Degradation	None required.			
Drainage and Hydrology	None required.			

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Noise				
Excessive Noise Levels	None required.			
Excessive Groundbourne Vibration	None required.			
Permanent Increase in Ambient Noise	None required.			
Temporary Increase in Ambient Noise	None required.			
Paleontological Resources				
Paleontological Resources	<p>Pal-1 Paleontological Monitoring Program. The following Paleontological Mitigation Program, as modeled after the City of San Diego's Paleontological Guidelines, shall be implemented by the PCCD:</p> <ol style="list-style-type: none"> I. <u>Prior to Start of Construction</u> <ol style="list-style-type: none"> A. Verification of Records Search <ol style="list-style-type: none"> The Principal Investigator shall complete a site specific records search including, but not limited to, a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the Principal Investigator stating that the search was completed. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. B. Principal Investigator Shall Attend Precon Meetings <ol style="list-style-type: none"> Prior to beginning any work that requires monitoring; the PCCD shall arrange a Precon Meeting that shall include the Principal Investigator, Construction Manager and/or Grading Contractor, Resident Engineer, Building Inspector, if appropriate. The Qualified Paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor. <ol style="list-style-type: none"> If the Principal Investigator is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with the Principal Investigator, Resident Engineer, Construction Manager or Building Inspector, if appropriate, prior to the start of any work that requires monitoring. 	<p>PCCD Facilities Department Paleontological Monitor</p> <p>PCCD Facilities Department Paleontological Monitor</p>	<p>Prior to construction</p> <p>Prior to construction</p>	

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	<p>2. Identify Areas to be Monitored. Prior to the start of any work that requires monitoring, the Principal Investigator shall prepare a Paleontological Monitoring Exhibit based on the appropriate construction documents (reduced to 11x17) identifying the areas to be monitored including the delineation of grading/excavation limits. The Paleontological Monitoring Exhibit shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).</p> <p>3. When Monitoring Will Occur</p> <p>a. Prior to the start of any work, the Principal Investigator shall also prepare a construction schedule indicating when and where monitoring will occur.</p> <p>b. The Principal Investigator will prepare a detailed letter prior to the start of work or during construction to identify any modification to the monitoring program. This letter shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.</p> <p>II. <u>During Construction</u></p> <p>A. Monitor Shall be Present During Grading/Excavation/Trenching</p> <p>1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the Paleontological Monitoring Exhibit that could result in impacts to formations with high and moderate resource sensitivity. The Construction Manager is responsible for notifying the Principal Investigator of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the Paleontological Monitoring Exhibit.</p> <p>2. The Principal Investigator may prepare a detailed letter during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.</p> <p>3. The monitor shall document field activity via the Consultant Site Visit Record. The Consultant Site Visit Record shall be faxed by the Construction Manager the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of any discoveries.</p>	<p>PCCD Facilities Department Paleontological Monitor</p>	<p>During construction</p>	

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	<p>C. Curation of fossil remains: Deed of Gift and Acceptance Verification</p> <ol style="list-style-type: none"> 1. The Principal Investigator shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution. 2. The Principal Investigator shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the Resident Engineer or Building Inspector and PCCD. <p>D. Final Monitoring Report(s)</p> <ol style="list-style-type: none"> 1. The Principal Investigator shall submit two copies of the Final Monitoring Report to PCCD (even if negative), within 90 days after notification from PCCD that the draft report has been approved. 2. The Resident Engineer shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from PCCD which includes the Acceptance Verification from the curation institution. 	<p>PCCD Facilities Department Paleontological Monitor</p> <p>PCCD Facilities Department Paleontological Monitor</p>	<p>Post construction</p> <p>Post construction</p>	
Transportation and Traffic				
Circulation System Performance	<p>TRA-1 Rancho Bernardo Road/Via Del Campo – The project shall reconstruct the median on the south leg of the intersection and restripe the northbound approach within the existing paved width to provide a third lane (an exclusive left-turn lane), thru lane, and dedicated right-turn lane. A traffic signal modification plan shall be prepared. Implementation of this improvement reduces the cumulative impact to below significant levels.</p> <p>TRA-2 Rancho Bernardo Road/Matinal Road/Project Access – Prior to Opening Day, 1) restripe the northbound approach to provide a shared left-turn/thru lane and a dedicated right-turn lane; or 2) restripe the northbound approach with dedicated left-turn and right-turn lanes (with northbound thru movements prohibited) and the southbound approach with a shared left-turn/right-turn lane and southbound thru movement prohibited. Implementation of these improvements reduces this cumulative impact to below significant levels.</p>	<p>PCCD Facilities Department Traffic Engineer City of San Diego Construction Contractor</p> <p>PCCD Facilities Department Traffic Engineer City of San Diego Construction Contractor</p>	<p>Prior to facility operation</p> <p>Prior to facility operation</p>	
Congestion Management Plan	None required.			
Inadequate Emergency Access	None required.			
Alternative Transportation Facilities	None required.			

