1. Executive Summary

1.1 INTRODUCTION

This Draft Environmental Impact Report (EIR) addresses the environmental effects associated with the implementation of the New Fontana Campus Master Plan. The California Environmental Quality Act (CEQA) requires that local government agencies consider the environmental consequences before taking action on projects over which they have discretionary approval authority. An Environmental Impact Report (EIR) is a full disclosure document which analyzes potential environmental impacts in order to inform the public and local and state agencies of the environmental consequences of proposed projects.

This Draft EIR has been prepared pursuant to the requirements of CEQA and the Chaffey Community College District's (District) CEQA procedures. The District, as the CEQA lead agency, has independently reviewed and revised all submitted drafts, technical studies, and reports as necessary to reflect its own independent judgment.

The contents of this Draft EIR is derived from onsite field observations, discussions with affected resource agencies, analysis of adopted plans and policies, review of available studies, reports, data and similar literature, and specialized environmental assessments (air quality, biological resources, cultural resources, geotechnical report, Phase I Environmental Site Assessment, noise, and transportation).

1.2 ENVIRONMENTAL PROCEDURES

This Draft EIR is consistent with CEQA's six main objectives, which are:

1. Disclose to decision makers and the public the significant environmental effects of proposed activities.
2. Identify ways to avoid or reduce environmental impacts.
3. Prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
4. Disclose to the public reasons for agency approval of projects with significant environmental effects.
5. Foster interagency coordination in the review of projects.
6. Enhance public participation in the planning and approval process.

An EIR is the most comprehensive form of environmental documentation required under CEQA and the CEQA Guidelines; it is intended to provide an objective, factually supported analysis and full disclosure of the environmental consequences of a proposed project with the potential to result in significant, adverse environmental impacts.

1. Executive Summary

An EIR is one of various decision-making tools used by a lead agency to consider the merits and disadvantages of a project that is subject to its discretionary authority. Before approving a proposed project, the lead agency must consider the information contained in the EIR; consider public comments, determine if the EIR was prepared in accordance with CEQA and the CEQA Guidelines; determine if it reflects the independent judgment of the lead agency; adopt findings concerning the project's significant environmental impacts and project alternatives; and adopt a statement of overriding considerations if significant impacts cannot otherwise be avoided or reduced by mitigation measures to a level of insignificance.

1.2.1 EIR Structure

Chapter 1. Executive Summary: Summarizes the background and description of the proposed project, the format of this EIR, project alternatives, any critical issues remaining to be resolved, and the potential environmental impacts and mitigation measures identified for the project.

Chapter 2. Introduction: Describes the purpose of this EIR, background on the project, the Notice of Preparation, the use of incorporation by reference, and Final EIR certification.

Chapter 3. Project Description: A detailed description of the project, including its objectives, its area and location, approvals anticipated to be required as part of the project, and the intended uses of this EIR.

Chapter 4. Environmental Setting: A description of the physical environmental conditions on the project site and in the vicinity of the project as they existed at the time the Notice of Preparation was published. This information and data will provide the baseline physical conditions that exist prior to the construction of the project and serve to determine which impacts may be considered significant.

Chapter 5. Environmental Analysis: Each environmental topic is analyzed in a separate section that discusses: the thresholds used to determine if a significant impact would occur; the methodology to identify and evaluate the potential impacts of the project; the existing environmental setting; the potential adverse and beneficial effects of the project; the level of impact before mitigation measures are applied; the mitigation measures for the proposed project; the level of significance after mitigation is incorporated; the potential for cumulative impacts from other existing, approved, or proposed development in the area; and the references used to prepare the section.

Chapter 6. Significant Unavoidable Adverse Impacts: Describes the significant unavoidable adverse impacts of the proposed project.

Chapter 7. Alternatives to the Proposed Project: Describes the alternatives and compares their impacts to the impacts of the proposed project and if the alternative meets the objectives of the project. Alternatives include the "no project alternative" and two development alternatives based on whether the Delta Sand Loving Fly is present on the campus site.

Chapter 8. Impacts Found Not to Be Significant: Describes the potential impacts of the project that were determined not to be significant and how those determinations were made.

Chapter 9. Significant Irreversible Changes Due to the Proposed Project: Describes the significant irreversible environmental changes associated with the project.

Chapter 10. Growth-Inducing Impacts of the Project: Describes how the proposed project may cause increases in employment, infrastructure, or population that could result in new significant environmental impacts.

Chapter 11. Organizations and Persons Consulted: Lists the people and organizations that were contacted during the preparation of this EIR.

Chapter 12. Qualifications of Persons Preparing EIR: Provides a list of the individuals that prepared the EIR.

Appendices: The appendices for this document (in PDF format on a USB attached to the front cover) comprise these supporting documents:

- Appendix A: NOP and NOP Comments
- Appendix B: Air Quality and GHG Emissions Data
- Appendix C: Construction Health Risk Assessment
- Appendix D: Biological Resources Technical Report
- Appendix E: Delhi Sands Flower-Loving Fly Habitat Report
- Appendix F: Delhi Sands Flower-Loving Fly Focused Survey
- Appendix G: Cultural Resources Assessment
- Appendix H: Geotechnical Feasibility Investigation
- Appendix I: Preliminary Hydrology Study
- Appendix J: Preliminary Water Quality Management Plan
- Appendix K: Noise Data
- Appendix L: Traffic Study
- Appendix M: VMT Screening Evaluation
- Appendix N: Phase I Environmental Site Assessment
- Appendix O: Limited Pesticide Assessment
- Appendix P: Wastewater Generation Data

1.2.2 Type and Purpose of This Draft EIR

Because the campus project will proceed in two phases over a ten-year projection a Program EIR has been prepared in order to address present and future project demands and their associated environmental impacts. Although the legally required contents of a Program EIR are the same as for a Project EIR, Program EIRs are typically more conceptual than Project EIRs, with a more general discussion of impacts, alternatives, and mitigation measures. According to Section 15168 of the CEQA Guidelines, a Program EIR may be prepared on a series of actions that can be characterized as one large project. Use of a Program EIR gives the lead agency an opportunity to consider broad policy alternatives and program-wide mitigation measures, as well as greater flexibility to address project-specific and cumulative environmental impacts on a comprehensive scale.

Agencies prepare Program EIRs for programs or a series of related actions that are linked geographically; logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program; or individual activities carried out under the same authority and having generally similar environmental effects that can be mitigated in similar ways.

Once a Program EIR has been prepared, subsequent activities within the program must be evaluated to determine whether an additional CEQA document is necessary. However, if the Program EIR addresses the program's effects as specifically and comprehensively as possible, many subsequent activities may be within the Program EIR's scope, and additional environmental documents may not be required (Guidelines Section 15168[c]). When a lead agency relies on a Program EIR for a subsequent activity, it must incorporate feasible mitigation measures and alternatives from the Program EIR into the subsequent activities (Guidelines Section 15168[c][3]). If a subsequent activity would have effects outside the scope of the Program EIR, the lead agency must prepare a new Initial Study leading to a Negative Declaration, Mitigated Negative Declaration, or an EIR. Even in this case, the Program EIR still serves a valuable purpose as the first-tier environmental analysis.

1.3 PROJECT LOCATION

The New Fontana Campus Project is located on an unimproved 14.3-acre site at 11070 Sierra Avenue at the "T" intersection of Sierra Avenue and Underwood Drive in the City of Fontana, San Bernardino County, California. And legally known as Assessor's Parcel Numbers 0255-101-05 through 09. The project site is bordered by Sierra Avenue to the east, vacant lots and residential uses to the west,[1] commercial uses to the north (animal hospital, beauty salon, The Home Depot, and a restaurant), and a detention basin to the south.[2] Uses east across Sierra Avenue are residential and commercial (Walgreens and Bank of America).

1.4 PROJECT SUMMARY

Under the Vision 2025 Facilities Master Plan addendum approved by the Governing Board, the District proposes to relocate and expand its existing Fontana Campus to the project site. The new campus would be developed in two phases over approximately a 10-year period. The full buildout of the campus would comprise approximately 209,000 Gross Square Feet (GSF). Phase 1 would consist of a 137,000 GSF campus with a welcome center, library, instructional building, automotive technology building, and operations and maintenance building. Phase 2 would include approximately 72,000 GSF of additional campus development and includes a CTE and training building, additional instructional building, and a new student and community center. See Figure 3-4, *Proposed Master Plan.* At buildout, the proposed project would accommodate 4,495 unduplicated students and 192 employees.

Both phases of the project would be developed with energy-efficient strategies and include sustainable building practices (e.g., materials, infrastructure, and landscaping) throughout all construction phases. Solar panels would be installed on the rooftops of carports and other campus buildings where feasible. And all buildings would be

[1] Adjacent properties to the west have been developed as a warehouse as of January 2023.
[2] The detention basin property has been entitled to be developed as an affordable housing project by the City of Fontana (State Clearinghouse No. 2022100111) in November 2022.

designed with energy-efficient systems to achieve the goal of net-zero-energy use. The buildings would be designed in a manner to reduce surface heating and create shaded areas along campus pathways and open spaces.

Phase 1 development is projected to accommodate 4,295 unduplicated students which is the equivalent of 934 full-time students. (FTES). Compared to the existing Fontana campus with a baseline enrollment of 3,641 unduplicated students (pre-COVID-19 enrollment in 2019), this is an increase of 654 unduplicated students. The tentative construction time frame for Phase 1 development is from 2024 to 2026.

Phase 2 development would accommodate additional 200 unduplicated students, which is the equivalent of 77 FTES. Therefore, at buildout, the proposed project would accommodate a total of 4,495 unduplicated students (or 1,101 FTES), which is an increase of 854 unduplicated students compared to the existing Fontana campus. The tentative construction time frame for Phase 2 development is from 2027 to 2030.

Table 1-1, *Fontana Campus Master Plan Summary*, lists the planned size, number of stories, and estimated construction timing of each building. Both phases would include site and infrastructure improvements—two driveways on Sierra Avenue for access and approximately 718 surface parking spaces.

Table 1-1 Fontana Campus Master Plan Summary

Phase	Building	Details
Phase 1: Short Term, approximately 2024–2026	Welcome Center and Library	Size: 51,000 GSF Levels: 4 Stories Midpoint of Construction: 2025
	Instructional Building I	Size: 28,000 GSF Levels: 3 Stories Midpoint of Construction: 2025
	Automotive Technology Building	Size: 50,000 GSF Levels: 2 and 3 Stories Midpoint of Construction: 2025
	Operations and Maintenance Building	Size: 8,000 GSF Levels: 1 to 2 Stories Midpoint of Construction: 2025
	Site and Infrastructure	Driveways, entry points, parking lots, utilities, green space
Phase 1: Short Term Building Area Subtotal		***137,000 GSF***
Phase 2: Long Term, approximately 2027–2030	CTE and Training Building	Size: 32,000 GSF Levels: 3 Stories Midpoint of Construction: 2028
	Instructional Building II	Size: 20,000 GSF Levels: 3 Stories Midpoint of Construction: 2027
	Student and Community Center	Size: 20,000 GSF Levels: 3 Stories Midpoint of Construction: 2029
Phase 2: Long Term Building Area Subtotal		***72,000 GSF***
Project Buildout Total		***209,000 GSF***

Note: GSF = gross square feet

1.4.1 Access and Parking

The new campus would be accessed by two access driveways off of Sierra Avenue: The main entry would be the signalized intersection of Sierra Avenue and Underwood Drive, and a secondary access would be approximately 380 feet north of the main entrance. See Figure 3-8, *Campus Circulation Plan*. The access plan illustrates internal circulation for the parking lot, drop-off, delivery trucks, and limited access for emergency vehicles. The main entry would be lined by trees, with a roundabout drop-off area that would also lead into the main parking lot. The secondary access on the north edge of the campus would be restricted to right-in and right-out only. Approximately 718 surface parking spaces would be provided. The parking needs were based on the Institute of Transportation Engineers' metrics for community colleges. The north, west, and south parking lots would wrap around the campus. All parking lots and access improvements would be constructed in Phase 1. Bicycle parking would be provided with secure and visible bike racks. The bike parking locations are shown on Figure 3-9, *Campus Pedestrian Circulation Plan*.

Three limited access and emergency fire-lane accessways would be provided along the east, central, and west corridors of the campus. These accessways would be designed to operate as pedestrian promenades but also to withstand heavy-duty vehicles and provide emergency access.

Access to the Operations and Maintenance building would be from the secondary access point, and a sufficient area would be provided for large vehicles and semi-trucks for accessing the loading dock area. The Master Plan also includes relocation of the Omnitrans bus stop, currently along southbound Sierra Avenue north of Underwood Drive, to the south of the Underwood Drive intersection with a shelter and turnout lane. The new location of the bus stop and shelter is shown on Figure 3-7.

1.4.2 Landscape and Outdoor Spaces

The new Fontana Campus would include well-lit outdoor spaces that connect campus areas and a variety of open spaces that accommodate large and small gatherings. On Figure 3-10, *Open Space Plan*, it shows the proposed outdoor gathering spaces and landscaped areas. Native and drought-tolerant plantings would be provided with smart irrigation controls. A "wellness walk" would consist of an approximately eight- to ten-foot-wide trail along the four property edges that could accommodate pedestrians and cyclists with sufficient landscape buffer with shade. The wellness walk would be accessible to the public and is shown on Figure 3-9.

1.4.3 Academic Programs

The existing Fontana Campus provides approximately 56,000 square feet of facilities on eight acres and provides arts and sciences, business and math, information tech, and humanities and social sciences programs. All academic programs and services from the existing Fontana campus would be relocated to the project site. After relocation, the existing Fontana Campus would be closed and likely sold.

Programs would shift from other District campuses as well—the automotive technology program from the Rancho Cucamonga campus; advanced manufacturing and economic development programs from the In-Tech Center; and the industrial electricity program from the Chino Tech Center.

The new campus will also provide new cloud computing, physical/occupational therapy, and assistant welding programs. Figure 3-11, *Shifting Academic Programs*, summarizes how academic programs will shift between campuses.

1.4.4 Utility Improvements

- **Water:** Fontana Water Company provides water service to the project site. The proposed project would connect to the existing 8-inch water-main line along Sierra Avenue.

- **Wastewater:** The City of Fontana provides sewer service to the project site. The proposed project would be serviced from a 10-inch stub out in Sierra Avenue to be provided by the proposed housing development to the south of the project site (Courtplace at Fontana Project, State Clearinghouse No. 2022100111). The City of Fontana Public Works Department has determined that a new 10-inch vitrified clay pipeline extension in Sierra Avenue would provide adequate sewer capacity for the buildout of the proposed project and the Courtplace at Fontana project. Courtplace at Fontana was approved by the City on November 1, 2022, and the new 10-inch line is anticipated to be completed prior to the first quarter of 2025. The campus sewer system would also include sewer lift station and a backup generator in case of a power outage.

- **Stormwater:** The new campus would construct an on-site storm drainage system, including but not limited to drywells, underground chamber system, and a bioretention basin with underdrains to treat and detain stormwater. The stormwater overflow from the on-site underground chamber system would be conveyed directly to the City of Fontana's new 108-inch reinforced concrete pipeline (RCP). This new 108-inch RCP, to be constructed by the housing development to the south, would convey overflow westerly to the resized detention basin adjacent to the housing development.

- **Electricity:** Southern California Edison (SCE) will be the provider of electricity to the project site. The proposed project may require undergrounding of electricity lines. If it is determined by the City and SCE that underground lines are required, a street improvement plan would be prepared, in compliance with the City and SCE.

- **Natural Gas:** Southern California Gas Company provides natural gas service to the project site. The proposed project would require connection to the existing distribution line along Sierra Avenue.

1.4.5 Site Preparation and Grading

The proposed project would incorporate all or equivalent recommendations pertaining to site preparation, grading, and construction in the site-specific geotechnical investigation, or any updates to the geotechnical investigation to be approved by the Division of the State Architect. The proposed project would require approximately 12,000 cubic yards of soil import to balance the site. All excavation and soil import activities would be observed and approved in writing by a qualified geotechnical engineer.

1.4.6 Green and Sustainable Design Features

The District proposes to incorporate the following green and sustainable features to reduce greenhouse gas (GHG) emissions and energy consumption, conserve water, and minimize urban runoff:

- Solar carports to produce clean energy.
- Electric vehicle charging stations.
- Incentives for students to use public transportation by providing Omnitrans passes to students.
- Incentives for low emission vehicles (e.g., parking discounts).
- Promotion of carpooling throughout the College community.
- Incorporate a public bus stop into the campus design for convenience and create pathways to the public transportation location point.
- Landscaping that uses native plants and well-placed landscaping trees that provide shades to create study and rest areas for the students.
- Design open spaces to be flexible and serve multiple college functions and events.
- Incorporate green design:
  - Cool roofs on all main campus structures.
  - Natural shading and ventilation where possible to each of the main campus building structures.
  - Campus courtyards, where the placement of buildings serves as windbreakers for the courtyards.
  - East-west building orientation to minimize sun exposure
- Use drought-tolerant native plants and watering systems that incorporate smart meters to conserve water.
- The District to partner with the Fontana Water District in reducing its reliance on water resources.
- Capture storm water run-off in retention basins that are lined with native plants. These retention basins would be designed to help prevent urban pollution impact on the adjoining community.
- Provide separate power submeters for each of the main campus buildings to monitor usage and proactively manage and conserve energy use.
- Design main campus buildings to exceed local and state code requirements and reduce the use of fossil fuels and water.
- Buildings to be designed to LEED Silver or better with a focus on reducing energy use.
- Explore and incorporate other innovative sustainable design features.

1.5 SUMMARY OF PROJECT ALTERNATIVES

CEQA requires that an EIR must address "a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives" (CEQA Guidelines Section 15126.6[a]). Because no significant and unavoidable impacts were identified (see Table 1-2, *Summary of Environmental Impacts, Mitigation, and Levels of Significance After Mitigation*), the alternatives in this Draft EIR were based, in part, on their potential to reduce impacts from the development of the New Fontana Campus Master Plan on the Delhi Sands Flower-loving fly. . The project alternatives were not reviewed for financial feasibility. See Chapter 7, *Alternatives to the Proposed Project*, for additional discussion.

1.5.1 No Project/No Development Alternative

CEQA Guidelines require the analysis of a "no project" alternative. This analysis must discuss the existing site conditions as well as what would be reasonably expected in the foreseeable future based on any current plans if the project were not approved. Under the "No Project" alternative, the project site would not be developed. Conditions on-site would remain unimproved. The project site is designated WMXU-1 (Walkable Mixed-Use Downtown and Corridors) by the City's General Plan Land Use Plan and zoned FBC (Form Based Code) district. Uses envisioned in this designation include a variety of medium-to high-density residential types, retail and services, office, entertainment, education, civic, and open space development. Determining reasonable future use for the project site would be speculative given the mix of uses surrounding the project site. Thus, the No Project alternative assumes that the project site would remain undeveloped.

1.5.1.1 ABILITY TO REDUCE ENVIRONMENTAL IMPACTS

The No Project/No Development Alternative would lessen the proposed project's environmental impacts in all natural resource areas, however, the proposed project would not result in any significant and unavoidable impact, and this alternative would not meet any of the project objectives, as discussed in Chapter 7, *Alternatives to the Proposed Project*, Section 7.4.9.

1.5.2 Delhi Sands Flower-Loving Fly Habitat Conservation Alternative With Structured Parking Facility

Under this alternative, approximately 33 percent (4.7 acres) of the project site along the western boundary would be preserved for habitat conservation should it be determined that the Delhi Sands flower-loving fly ("DSF") is present on the site upon the completion of a two consecutive season protocol survey, in such a case the new campus would be constructed on the remaining 67 percent (9.6 acres) of the project site. Figure 7-1, *Alternative Site Plan with Structured Parking Facility*, illustrates the conceptual site plan for this alternative. The protocol survey for 2022 found no DSF within the project site.

Under this alternative, the eastern 9.6 acres of the 14.3-acre site would be developed into the new Fontana Campus and the western 4.7 acres would remain undeveloped and would be preserved in cooperation with the US Fish and Wildlife Service for habitat conservation and education. The 4.7 acres of habitat conservation area

would be fenced for security purposes, and no access would be allowed, unless the access was related to approved biological educational programs, maintenance, or habitat monitoring. This alternative assumes the same total new building area of 209,000 GSF with the uses and programs as the proposed project to implement the vision for the Master Plan. In Phase 1 under this alternative, approximately 137,000 square feet of building area and 512 surface parking spaces would be constructed. In Phase 2, 72,000 square feet of building area and a multilevel, 108,000-square-foot parking structure would be constructed, providing a combined total of 707 spaces consisting of 306 parking structure spaces and 401 surface parking spaces Therefore, the total building square footage would increase from 209,000 GSF to 317,000 GSF, an approximately 52 percent increase driven by parking demands and the land set aside for conservation if needed. This alternative is subject to an economic feasibility analysis to determine if the campus development can reasonably sustain the significant increases in costs associated with constructing a structured parking facility vs. a surface parking lot. The smaller development area with increased building area would result in a more clustered site layout and less landscaped area. As with the proposed project, the new campus would be developed with energy-efficient strategies and sustainable building materials, infrastructure, and landscaping. And as with the proposed project, this alternative would be constructed to accommodate a total of 4,495 unduplicated students (or 1,101 FTES) and 192 unduplicated employees (53 FTE).

1.5.2.1 ABILITY TO REDUCE ENVIRONMENTAL IMPACTS

The Delhi Sands Flower-Loving Fly Habitat Conservation Alternative With Structured Parking Facility would worsen the proposed project's environmental impacts in all areas for construction and result in the same impacts for operation. This alternative would meet all of the project objectives as discussed in Chapter 7, *Alternatives to the Proposed Project*, Section 7.5.9.

1.5.3 Delhi Sands Flower-Loving Fly Habitat Conservation Alternative Without Structured Parking Facility

Under this alternative, approximately 33 percent of the project site may be preserved for DSF habitat conservation should the protocol surveys determine its presence on the site, and the new campus would be constructed on the remaining 67 percent of the project site. Under this alternative, the development configuration may involve the northern portion of the site which is approximately 10 acres of the 14.3-acre site. Under this alternative the site would be developed into the new Fontana Campus, and the western 4.7 acres would remain undeveloped. The 4.7-acre would be fenced for security purposes and no access would be allowed, unless it was for the purpose of educational training, maintenance, and monitoring. This alternative would eliminate the western parking lot, removing approximately 47 percent (334 spaces) of the total 718 surface parking spaces. Therefore, without construction of a parking structure, the long-term student enrollment capacity may be reduced, unless additional public transportation and/or parking options are provided for the students. Here, it is assumed that the long-term student enrollment capacity would be reduced by approximately 30 percent to 3,100 unduplicated students and 53 unduplicated employees. And the total building area would also be reduced by 30 percent to 146,300 GSF. Due to the smaller project site, more clustered buildings and less landscaped areas would be provided. As with the proposed project, the new campus would be developed with energy-efficient strategies and sustainable building materials, infrastructure, and landscaping. And to offset any student enrollment losses and to reduce any associated traffic impacts the

District will work cooperatively with the transportation agencies to provide expanded public transportation to the site should this alternative be required.

1.5.3.1 ABILITY TO REDUCE ENVIRONMENTAL IMPACTS

The DSF Habitat Conservation Alternative Without Parking Structure would lessen the proposed project's environmental impacts in all areas for construction and operation. This alternative would meet some of the project objectives, as discussed in Chapter 7, *Alternatives to the Proposed Project*, Section 7.6.9.

1.6 ISSUES TO BE RESOLVED

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. With regard to the proposed project, the major issues to be resolved include decisions by the lead agency as to:

1. Whether this Draft EIR adequately describes the environmental impacts of the project.
2. Whether the proposed land use changes are compatible with the character of the existing area.
3. Whether the identified mitigation measures should be adopted or modified.
4. Whether there are other mitigation measures that should be applied to the project besides the mitigation measures identified in the Draft EIR.

1.7 AREAS OF CONTROVERSY

There are no known areas of controversy related to the proposed project.

1.8 SUMMARY OF ENVIRONMENTAL IMPACTS, MITIGATION MEASURES, AND LEVELS OF SIGNIFICANCE AFTER MITIGATION

Table 1-2 summarizes the conclusions of the environmental analysis contained in this Draft EIR. Impacts are identified as significant or less than significant, and mitigation measures are identified for all significant impacts. The level of significance after imposition of the mitigation measures is also presented.

1. Executive Summary

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.1 AIR QUALITY			
Impact 5.1-1: The proposed project is consistent with the applicable air quality management plan.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.1-2: Construction activities associated with the proposed project would not generate short-term emissions in exceedance of South Coast AQMD's threshold criteria.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.1-3: Long-term operation of the project would not generate additional vehicle trips and associated emissions in exceedance of South Coast AQMD's threshold criteria.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.1-4: The proposed project could expose sensitive receptors to substantial pollutant concentrations during construction activities.	Potentially significant	AQ-1 Construction bids for Phase 1 and Phase 2 activities at the project site shall specify use of off-road equipment that meets the United States Environmental Protection Agency (EPA) Tier 4 interim emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower, unless it can be demonstrated that such equipment is not available. In the event the equipment is not available, any emissions-control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Tier 4 interim emissions standard for a similarly sized engine, as defined by California Air Resources Board (CARB) regulations. Construction contractors shall use Tier 4 interim equipment for engines of more than 50 horsepower during construction activities. The following shall be specified in the construction bid: ▪ Construction contractors shall use engines that meet EPA Tier 4 Interim emission standards. ▪ Construction contractors shall maintain a list of all operating equipment in use on the project site in use for more than 20 hours for verification by the District. The construction equipment list shall state the makes, models, and number of construction equipment on-site.	Less than significant.

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		▪ Construction contractors shall ensure that all equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. ▪ Construction contractors shall communicate with all subcontractors in contracts and construction documents that all nonessential idling of construction equipment is restricted to five minutes or less in compliance with CARB Rule 2449. Construction contractors shall be responsible for ensuring that this requirement is met.	
Impact 5.1-5: The proposed project would not expose sensitive receptors to substantial pollutant concentrations during operation.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.1-6: The proposed project would not result in other emissions that would adversely affect a substantial number of people.	Less than significant	No mitigation measures are required.	Not applicable.
5.2 BIOLOGICAL RESOURCES			
Impact 5.2-1: The proposed project would have a substantial 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.	Potentially significant	BIO-1 **Southern California Black Walnut Trees.** The Chaffey Community College District shall replace or replant the on-site mature and healthy Southern California black walnut trees that have a California Rare Plant Rank (CRPR) ranking of 4.2 with a minimum box size of 36-inch within the project site. BIO-2 Prior to initial grading, a qualified biologist shall conduct a two-consecutive-years protocol survey for the Delhi sands flower-loving fly (DSF) from July 1 to September 20 to determine presence/absence. If the species is positively detected onsite, a formal consultation with the U.S. Fish and Wildlife Service (USFWS) is required and the Chaffey Community College District (District) shall initiate one of the following mitigation options: Option 1: Should the DSF be confirmed to be within the project site by the two-year consecutive protocol survey a habitat conservation plan (HCP) shall be prepared and implemented pursuant to the Federal Endangered Species Act. The HCP shall be reviewed and approved by the USFWS. At a minimum, the HCP shall specify the following: 1) the level of impact that will result from the project; 2) steps that will minimize and mitigate the impacts, 3) funding	Less than significant.

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		necessary to implement the plan, 4) alternative mitigation measures or actions considered by the District and the reasons why such alternatives were not chosen, and 5) other measures that the USFWS may require as being necessary or appropriate for the HCP. OR Option 2: Prior to initial grading, the District shall continue to consult with the USFWS to delineate the acreage considered suitable conditions for potential habitat of the DSF for the purposes of assuming presence without the protocol presence/absence survey and calculating fees to purchase mitigation bank credits from the existing Delhi Sands flower-loving fly conservation bank (Vulcan Materials Company or other approved mitigation sites). The impacted acreage and mitigation ratio shall be determined by the USFWS.. BIO-3 If any phase of construction is proposed between February 1st and August 31st, a qualified biologist shall conduct a nesting bird survey(s) no more than three days prior to initiation of grading to document the presence or absence of nesting birds within or directly adjacent (100 feet) to the area of disturbance. The survey(s) shall focus on identifying any raptors and/or bird nests that are directly or indirectly affected by construction activities. If active nests are documented, species-specific measures will be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. At a minimum, grading in the vicinity of a nest shall be postponed until the young birds have fledged. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A qualified biologist shall serve as a construction monitor when construction activities occur near active nest areas to ensure no inadvertent impacts on these nests. BIO-4 **Burrowing Owl Preconstruction Surveys.** Prior to initial grading or clearing, a qualified biologist shall conduct a preconstruction survey, in accordance with the California Department of Fish and Wildlife (CDFW) Staff Report on Burrowing Owl Mitigation (2012), to determine the presence or absence of	

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		burrowing owl within the proposed area of impact. Specifically, two preconstruction clearance surveys shall be conducted 14 to 30 days and 24 hours prior to any vegetation removal or ground-disturbing activities. If no burrowing owls or occupied burrows are detected, construction may begin. If an occupied burrow is found within the development footprint during preconstruction clearance surveys, a burrowing owl exclusion and mitigation plan would need to be prepared and submitted to CDFW for approval prior to initiating project activities.	
Impact 5.2-2: The proposed project would not 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 Wildlife or U.S. Fish and Wildlife Service.	No impact	No mitigation measures are required.	Not applicable.
Impact 5.2-3: The proposed project would not 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	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.2-4: The proposed project would not 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. However, the proposed project could adversely impact nesting habitat for common and sensitive birds and raptors.	Potentially significant	See MM BIO-3.	Less than significant.

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.2-5: The proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance	No impact.	No mitigation measures are required.	Not applicable.
Impact 5.2-6: The proposed project could conflict with the provisions of an adopted Habitat Conservation Plan, Native Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.	Potentially significant	See MM BIO-2.	Less than significant.
5.3 CULTURAL RESOURCES			
Impact 5.5-1: The proposed project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.3-2: The proposed project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	Potentially significant	CUL-1 During grading and site preparation activities, the construction contractor retained by the Chaffey Community College District (District) shall monitor all construction activities. In the event that cultural resources (i.e., prehistoric sites, historic sites, and/or isolated artifacts) and/or tribal cultural resources are discovered, work shall be halted immediately within 60 feet of the discovery and the construction contractor shall inform the project manager of the District. Construction activities may continue in other areas during the assessment period. The District shall retain a qualified archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in Archaeology to analyze the significance of the discovery. Additionally, the San Manuel Band of Missions Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in Mitigation Measure TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes the initial assessment of the nature of the find, so as to provide tribal input with regards to significance and treatment. If, in consultation with the District, the discovery is determined not to be important pursuant to State law described below, work will be permitted to continue in the area.	Less than significant.

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		If the qualified archaeologist determines a resource to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the qualified archaeologist shall coordinate with the District to develop a monitoring and treatment plan (the plan). The plan should serve to reduce impacts to the resources and allow construction to proceed. The plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Section 21083.2(b) for unique archaeological resources. The draft of the plan shall be provided to SMBMI for review and comment, as detailed in Mitigation Measure TCR-1. The qualified archaeologist shall monitor the remainder of the project site and implement the plan accordingly. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The District shall offer any historic archaeological material that is not Native American in origin for curation at a public, nonprofit institution with a research interest in the materials. If no institution accepts the archaeological material, the District shall keep the archaeological material within the campus library or other District campus library for educational purposes.	
Impact 5.3-3: The proposed project would not disturb any human remains, including those interred outside of dedicated cemeteries.	Less than significant	No mitigation measures are required.	Not applicable.
5.4 GREENHOUSE GAS EMISSIONS			
Impact 5.4-1: Implementation of the proposed project would not generate a net increase in GHG emissions, either directly or indirectly, that would have a significant impact on the environment.	Less than significant	No mitigation measures are required.	Not applicable.

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.4-2: Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	Less than significant	No mitigation measures are required.	Not applicable.
5.5 HYDROLOGY AND WATER QUALITY			
Impact 5.5-1: The proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.5-2: The proposed project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.5-3: The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in a substantial erosion or siltation on- or off-site.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.5-4: The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	Less than significant	No mitigation measures are required.	Not applicable.

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.5-5: The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site 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.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.5-6: The proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would Impede or redirect flood flows.	No impact.	No mitigation measures are required.	Not applicable.
Impact 5.5-7: The proposed project would not risk release of pollutants due to project inundation in a flood hazard, tsunami, or seiche zone.	No impact	No mitigation measures are required.	Not applicable.
Impact 5.5-8: The proposed project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.	Less than significant	No mitigation measures are required.	Not applicable.

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.6 NOISE			
Impact 5.6-1: Construction activities would result in temporary noise increases in the vicinity of the proposed project.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.6-2 Project implementation would result in long-term operation-related noise that would not exceed standards.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.6-3: The project would not create short-term nor long-term operational groundborne vibration and groundborne noise that would exceed standards.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.6-4: The proximity of the project site to an airport or airstrip would not result in exposure of future workers to excessive airport-related noise.	No impact.	No mitigation measures are required.	Not applicable.
5.7 TRANSPORTATION			
Impact 5.7-1: The proposed project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.7-2: The proposed project would not conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b).	Less than significant	No mitigation measures are required.	Not applicable.
Impact 5.7-3: The proposed project could substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less than significant	No mitigation measures are required.	Not applicable.

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Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact 5.7-4: The proposed would not result in inadequate emergency access.	Less than significant	No mitigation measures are required.	Not applicable.
5.8 TRIBAL CULTURAL RESOURCES			
Impact 5.8-1: The proposed project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	No impact.	No mitigation measures are required.	Not applicable.
Impact 5.8-2: The proposed project would cause a substantial adverse change in the significance of a tribal cultural resource that is determined by the lead agency to be significant pursuant to criteria in Public Resources Code section 5024.1(c).	Potentially significant	TCR-1 During grading and site preparation activities, the construction contractor retained by the Chaffey Community College District (District) shall monitor all construction activities. In the event that any pre-contact and/or historic-era cultural resources are inadvertently unearthed, work shall be halted immediately within 60 feet of the discovery and the construction contractor shall inform the project manager of the District. Construction activities may continue in other areas. As detailed in Mitigation Measure CUL-1, the District shall retain a qualified archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in Archaeology to analyze the significance of the discovery. Additionally, the San Manuel Band of Missions Indians Cultural Resources Department (SMBMI) shall be contacted, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. If the resources are Native American in origin and deemed significant as defined by CEQA Guidelines, a cultural resources monitoring and treatment plan shall be prepared by a qualified archaeologist in coordination with SMBMI and all subsequent finds shall be subject to the plan. The plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project development, should SMBMI elect to place a monitor on-site. The plan will outline the treatment plan for the fine to retain it/them in the form and/or	Less than significant.

Table 1-2 Summary of Environmental Impacts, Mitigation Measures, and Levels of Significance After Mitigation

Environmental Impact	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
		manner the Tribe deems appropriate for educational, cultural and/or historic purposes. The District shall disseminate any and all archaeological/cultural documents created as part of the proposed project (isolated records, site records, survey reports, testing reports, etc.) to SMBMI and the District shall, in good faith, consult with SMBMI through the project development. Preservation in place (i.e., avoidance) is the preferred manner of treatment.	

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