

Chapter 2 Summary

2.1 Project Description

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

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

2.2 Summary of Environmental Impacts and Mitigation

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

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

Table 2-1
Summary of Environmental Impacts and Mitigation Measures

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

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

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

Table 2-1 (Cont'd)

Summary of Environmental Impacts and Mitigation Measures

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

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

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

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

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

Table 2-1 (Cont'd)

Summary of Environmental Impacts and Mitigation Measures

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

Table 2-1 (Cont'd)

Summary of Environmental Impacts and Mitigation Measures

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

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

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

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

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

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

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

Table 2-2

Summary Comparison of Project Alternatives

Impact	Proposed LRDP	No Project Alternative	Modified Design Alternative	Lower Enrollment Alternative	Building Relocation Alternative
<i>Project Objectives</i> Meets Principal Project Objectives?	Yes	No	Yes except Carlson House	No	Yes
<i>Aesthetics</i> <ul style="list-style-type: none"> ▪ Cumulatively result in a substantial loss of mature native and non-native trees that contribute to the scenic and aesthetic values on campus. ▪ Alter the visual character of the project site and its vicinity. 	PSM	- LTS	- LTS	= PSM	+ PSM
<i>Biological Resources</i> <ul style="list-style-type: none"> ▪ Construction impacts on sensitive species (e.g., the California red-legged frog, passerine nests, and bats). ▪ Potential to reduce diversity of native species and reduce wildlife habitat values in riparian areas if highly invasive, non-native ornamental species were used. 	PSM	- LTS	= PSM	= PSM	+ PSM
<i>Hazards and Hazardous Materials</i> <ul style="list-style-type: none"> ▪ Potential to encounter hazardous materials in the soil and/or groundwater during ground-disturbing activities as well as in buildings planned for renovation or demolition. 	PSM	- LTS	= PSM	= PSM	+ PSM
<i>Traffic and Circulation</i> <ul style="list-style-type: none"> ▪ Although less than significant, there would be long delays for the westbound left-turn movement at the Fruitvale Avenue/main driveway intersection during the AM peak hour. ▪ Proposed spacing between the proposed Allendale Avenue/Science Way intersection and the Allendale Avenue/Harleigh Avenue would be inadequate. ▪ Proposed parking lot reconfiguration would not provide sidewalk connections between adjacent streets and the campus. ▪ Project construction could temporarily disrupt access to transit facilities. 	LTS	- LTS	- LTS	- LTS	= LTS
<i>Air Quality</i> <ul style="list-style-type: none"> ▪ The proposed project could result in increased stationary source emissions, which includes various toxic air contaminants (TACs) and associated odors. ▪ Mobile emissions generated by project-related traffic in addition to growth in the surrounding communities would cumulatively increase regional emissions. 	PSM	- LTS	= PSM	= PSM	= PSM
	PSM	- LTS	= PSM	- PSM	= PSM

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

PS = Potentially Significant but Mitigation May Be Infeasible

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

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

Impact	Proposed LRDP	No Project Alternative	Modified Design Alternative	Lower Enrollment Alternative	Building Relocation Alternative
<i>Noise</i>					
<ul style="list-style-type: none"> ▪ Project construction would result in temporary short-term noise increases due to the operation of heavy equipment. 	PSM	- LTS	= PSM	= PSM	+ PSM
<ul style="list-style-type: none"> ▪ Mechanical equipment associated with the proposed Information Systems Building could significantly affect residences to the east. 	PSM	- LTS	- LTS	= PSM	= PSM
<ul style="list-style-type: none"> ▪ Cumulative construction noise impacts if planned construction projects occurred in the same vicinity at the same time. 	PSM	- LTS	= PSM	= PSM	- PSM
<i>Cultural Resources</i>					
<ul style="list-style-type: none"> ▪ Future construction-related earthmoving could unearth disturb prehistoric archaeological materials related to exploitation of creekside resources. 	PSM	- LTS	= PS	= PS	+ PSM
<ul style="list-style-type: none"> ▪ Demolition of the Carlson House would be significant impact to a historic resource on the campus. 	PS	- LTS	- LTS	= PS	= PS

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

PS = Potentially Significant but Mitigation May Be Infeasible

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