

## CHAPTER 9 – APPENDICES

### 9.1 INITIAL STUDY FOR THE 2009 DSEIR

The Initial Study prepared prior for the 2009 DSEIR for the San Jose City College Master Plan Update 2021 (Update) is included in its entirety in this subchapter. **There have been no changes to the Initial Study prepared for the 2009 DSEIR for this Revised DSEIR.**

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## Initial Study

### I. BACKGROUND INFORMATION

1. Project Title: San Jose City College Facilities Master Plan Update 2021
2. Lead Agency: San Jose/Evergreen Community College District  
4750 San Felipe Road  
San Jose, CA 95135-1599
3. Lead Agency Contact: Robert Dias, Executive Director  
408-270-6400  
[robert.dias@sjeccd.org](mailto:robert.dias@sjeccd.org)
4. Project Location: San Jose City College is located in central San Jose in Santa Clara County. The Campus is immediately south of Interstate 280 (I-280) and is bounded by Moorpark Avenue to the north, Rexford Way, Kingman Avenue and Fruitvale Avenue to the south, Laswell Avenue and South Bascom Avenue to the west and Leigh Avenue to the east. The Campus encompasses approximately 53 acres. Access is currently provided from Moorpark Avenue, Laswell Avenue, Leigh Avenue and Kingman Avenue. See Figure 1, Regional and Project Site Location (at the back of this Initial Study).
5. Project Sponsor: Same as No. 2, above.
6. General Plan (City of San Jose) Designations: General Commercial and Public/Quasi-Public
7. Zoning (City of San Jose) Designations: R-1-8: Single-Family Residential and A (PD): Planned Development
8. Project Description:

#### Overview

The San Jose City College Facilities Master Plan Update 2021 (hereafter "Proposed Project") is a refinement of the 2000 Facilities Master Plan (hereafter "Prior Plan"). The Prior Plan was approved in 2000 and allowed for the overall facilities development of approximately 639,002 Outside Gross Square Feet (OGSF) of which 423,402 is designated Assignable Square Feet (ASF). (See Table 1).

The Proposed Project will allow for the overall facilities development of approximately 533,577 OGSF/357,241 ASF. This is a reduction of 105,425 OGSF/66,161 ASF from the Prior Plan. (See Table 1).

**Table 1  
Space Summary**

<b>Facility Name</b>	<b>ASF</b>	<b>OGSF</b>
Total Existing Buildings in 2008	423,402	639,000
Total New Buildings, Phases II & III	93,000	130,000
Grand Total, All Buildings	516,402	769,002
Total Demolished Buildings	159,161	235,425
Net Space, All Buildings in 2021	357,241	533,577
<b>Change in Space, 2008 versus 2021</b>	<b>&lt;66,161&gt;</b>	<b>&lt;105,425&gt;</b>

A more detailed Proposed Project Description, Development Chronology and Phasing are discussed below.

Proposed Project Description

Implementation to date of the Prior Plan resulted in a shift in the general locations of buildings from the central and northern portions of the Campus to the western and southern areas of the Campus. Implementation of the Proposed Project will continue this direction of development.

The Proposed Project involves the reorganization of Campus facilities and the reconfiguration of Campus access and circulation from the Prior Plan. The potential project components for the Proposed Project are as follows:

- Removal of the existing “Row” buildings and temporary/portable structures.
- Design and construction of a Multi-Disciplinary Building & Visual and Performing Arts Building.
- Design and construction of a new Physical Education Complex.
- Design and construction of a new Vocational-Technical Facility.
- Development of new athletic fields.
- Design and construction of a Corporate Yard.
- Renovation of some existing buildings.
- Development of new Campus entries.
- Development of outdoor plaza areas.
- Modifications to access and circulation.
- Provision for additional parking.
- Modification and expansion of Campus infrastructure.
- Renovation/replacement of the Campus landscaping.

Key components from the above list that may be of special interest include:

- Updating of the San Jose City College Campus Master Plan to the year 2021.
- Relocation of the baseball field to the southeasterly area of the campus adjacent to Leigh Avenue.
- Reduction/demolition of approximately 105,425 OGSF/66,261 ASF of Campus facilities.
- Reconfiguration of two new instructional buildings totaling approximately 80,000 ASF in the area currently occupied by Buildings 200 and 300.
- Demolition of the existing Physical Education buildings and replacement with new facilities.

All facilities will be developed within the existing Campus boundaries. The development proposed under the Proposed Project is intended to meet the needs of the College for an anticipated enrollment of approximately 12,169 students by 2021. (See Figure 3, "Proposed Master Facilities Master Plan Update 2021, San Jose City College," attached to this Initial Study.)

Buildings such as the Student Center, the General Education building and the Theatre will remain but be remodeled to meet current standards rather than demolished. In more detail, the Student Center will be renovated to add the Professional Education Center. And the General Education building will be renovated to add a Multi-Disciplinary Classroom Complex with a new 2-story, 10,000 ASF area added to the front of the facility.

As indicated in Table 1, many facilities were demolished and replaced with new buildings as part of the Prior Plan. The Proposed Project includes the demolition, remodeling and new construction of the following buildings and facilities. (See Table 2.)

**Table 2  
Demolition, Remodeling and New Construction—Proposed Project**

<u>Building Name</u>	<u>Total ASF</u>	<u>Total OGSF</u>	<u>Status</u>
100 Wing	28,682	41,729	Phase II—Demolition
200 Wing	25,514	41,820	Phase II—Demolition
300 Wing	27,276	40,584	Phase II—Demolition
Fine Arts	9,780	14,075	Phase II---Demolition
Gym—Men	21,298	27,863	Phase II---Demolition
Auxiliary Gym	10,217	12,561	Phase II—Demolition
X Building	1,587	2,702	Phase II—Demolition
W Building	4,132	6,990	Phase II—Demolition
Vocational Arts	8,368	11,700	Phase II—Demolition
Central Plant	432	832	Phase II—Demolition
General Education	27,701	43,668	Remodel—Phase II
Multi-Discipline/Performing Arts	28,000	35,000	New Construction—Phase II
Voc/Tech Bldg Addition	20,000	30,000	New Construction—Phase II
P. E. Complex	45,000	65,000	New Construction---Phase II
Parking Garage #1	None	110,000	480 Spaces-5 Stories
Central Plant	None	10,000	Service for New Facilities
Softball Field	None	None	New Construction—Phase II
Baseball Field	None	None	New Construction—Phase II
Corporate Yard	None	18,000	New Construction—Phase II
Parking Garage #2	None	100,000	New Construction—Phase III

As depicted in Table 2, proposed new construction will total approximately 366,000 OGSF/93,000 ASF. Demolition will total approximately 186,781 OGSF/127,497 ASF. Remodeling will total approximately 57,743 OGSF/37,481 ASF. When considered with proposed demolition, the proposed new buildings, new addition, and renovations would result in a net decrease in building space of 78,818 OGSF/47,581 ASF for the Proposed Plan versus the Prior Plan.

The details for Parking Garage #2 were not known at the time of the Prior Plan and are still not developed at the time of the Proposed Project. The parking garage would likely not be developed until enrollment approaches 15,000 students. (If constructed, Parking Garage #2 will be constructed around the proposed Central Plant that will be built as part of an earlier phase of development). Even with this uncertainty, it has been decided that this Initial Study, and the Facilities Master Plan 2021, will evaluate the general impacts of developing Parking Garage #2 in its proposed location.

## Development Chronology and Phasing

### ***Phase I***

Since the adoption of the Prior Plan, approximately 216,336 OGSF/134,424 ASF have been constructed, remodeled or demolished. (See Table 3.) The project components in Phase I are considered part of the Prior Plan. They were constructed, remodeled or demolished in conformance with the Prior Plan and Prior Plan EIR. They began construction in 2000 and were completed in 2007.

Table 3  
Demolition, Remodeling and New Construction—Phase I (Prior Plan)

<u>Building Name</u>	<u>Total ASF</u>	<u>Total OGSF</u>	<u>Status</u>
Student Center	19,197	31,573	Remodel—Phase I
Science	17,075	26,773	Phase I—Demolition
Handball Courts	4,800	7,796	Phase I—Demolition
Library/LRC	42,366	53,287	Completed—Phase I
Student Services/Career Center	50,986	69,044	Completed—Phase I

### ***Phase II***

Phase II project components include the Technology Center and Science Complex, which have been completed. These were developed and implemented in conformance with the Prior Plan and Prior Plan EIR.

As part of the Proposed Plan, several elements are currently in the planning phase (Phase II) and are the subject this analysis. (See Table 2.) They include the Baseball and Softball Fields, the Multi-Disciplinary Classroom/Visual & Performing Arts Building, the Physical Education Complex and the Vocational-Technology Center. The Baseball Field and associated facilities will include the following: bleachers (to seat approximately 100 people), batting cages, poles and netting (up to a maximum of 90' in height to contain errant balls from exiting the Campus), a 20' high wall, speakers (used to announce the players' names) and two dugouts. It should be noted that there will no lighting of these fields. Therefore all games will be played during the daylight hours. This phase of development began construction in 2002 and is scheduled for completion by 2013.

### ***Phase III***

Phase III project components consist of the construction of Parking Garage #2 and other general site and campus-wide landscaping improvements, including a transparent light tower which would be proposed at the main entrance as part of the Multidisciplinary Classroom Complex. It would be approximately five stories high (roughly 120 feet), lit at night, and would be visible from I-280. Funding for Phase III has not been secured as of this date. Therefore, it is unknown when Phase III will be completed. However, even with this uncertainty in funding it is anticipated that the projects will be completed prior to 2021 and therefore have been included as part of this analysis.

## Grading, Drainage, Water and Sewer

The Campus is developed and the topography is relatively flat; therefore, grading requirements will consist of creating pads for the new buildings plus any earthwork required to comply with geotechnical recommendations. Drainage from the new facilities will need to comply with Water Quality Management Plan (WQMP) requirements, unless exempt. This new drainage design will connect to the existing Campus drainage system which feeds into the City of San Jose storm drain system. Exact details regarding proposed water and wastewater connections are not known at this time. However, it is expected that the new pipelines will be installed to provide water service from the City of San Jose system to Campus facilities, and new lines will be installed to collect wastewater for treatment by the City system. The proposed project will also comply with all storm water detention/runoff requirements during and after completion of the project.



9. Existing Site Conditions: Existing buildings are located mainly in the central, western and northern portions of the campus and include the following, listed below in OGSF and ASF.

<b>Building Name</b>	<b>ASF</b>	<b>OGSF</b>
100 Wing	28,682	41,729
200 Wing	25,514	41,820
300 Wing	27,276	40,584
Business	14,480	24,950
Student Center	19,197	31,573
Fine Arts	9,780	14,075
Gym-Men	21,298	27,863
Science	17,075	26,773
Speech Arts	13,157	30,403
Auxiliary Gym	10,217	12,561
Vocational Arts	8,368	11,700
X Building	1,587	2,702
W Building	4,132	6,990
50 Wing	751	920
Field House	1,350	3,100
Child Development Center	6,013	11,553
Handball Courts	4,800	7,796
Boiler Plant	432	832
General Education	27,701	43,668
Stadium Press Box	423	832
Library/LRC	42,366	53,287
Tech Center	55,159	80,000
Student Services /Career Center	50,986	69,044
Science Complex	32,658	52,209
<b>TOTAL</b>	<b>423,402</b>	<b>639,002</b>

As shown, space in existing buildings totals 639,002 OGSF/423,402 ASF. Sports facilities are located in the easterly portion of the Campus and include the Baseball Field Complex which is under construction adjacent to Leigh Avenue. The field itself, dugouts, batting cages, wall, and poles for the netting have been partially installed. A High Technology Center is located at the northwest corner of the Campus. The Softball Field is under

construction, easterly of the 300 Wing Building. The current SJCC College enrollment is approximately 9,800 students as of Fall 2008. The College does not house students, but it is used extensively in the evenings. (See Figure 3 "San Jose City College Campus – Existing," at the back of this Initial Study).

10. Surrounding Land Uses and Setting:

The SJCC Campus is in an urban setting, and is surrounded by a variety of land uses. They include commercial uses and Valley Medical Center to the west, single-family and multi-family residential uses to the east and south, a church and fire station to the east, and single-family residential uses to the north across I-280. Homes to the north of the College are in unincorporated Santa Clara County.

11. Other public agencies whose approval is required:

- Division of the State Architect (DSA);
- City of San Jose Public Works and Traffic;
- City of San Jose Fire Department;
- Santa Clara County Water District;
- San Jose Municipal Water District; and
- California Department of Transportation (Caltrans).

## II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

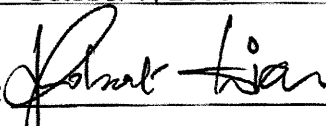
- |                             |                                      |                              |
|-----------------------------|--------------------------------------|------------------------------|
| ✓ Aesthetics                | Agriculture Resources                | ✓ Air Quality                |
| Biological Resources        | Cultural Resources                   | Geology/Soils                |
| Hazards/Hazardous Materials | Hydrology/Water Quality              | ✓ Land Use/Planning          |
| Mineral Resources           | ✓ Noise                              | Population/Housing           |
| Public Services             | ✓ Recreation                         | ✓ Transportation/<br>Traffic |
| Utilities/Service Systems   | ✓ Mandatory Findings of Significance |                              |

## III. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ✓ I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

BY: Robert Dias  
Name  
  
Executive Director  
Title

Date: October 7, 2008  
  
Signature: 

#### IV. EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) *A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the City cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).*
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and an effect to a less than significant level (mitigation measures from Section 17, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - A. Earlier Analysis Used. Identify and state where they are available for review.
  - B. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - C. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the projects.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinance). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

- 9) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance .

## **V. INITIAL STUDY SOURCE LIST**

- San Jose City College Facilities Master Plan 2021
- San Jose City College Facilities Master Plan 2000
- San Jose City College Facilities Master Plan 2000 Draft EIR
- San Jose City College Facilities Master Plan 2000 Final EIR
- Field Inspection/Investigation
- City of San Jose General Plan
- City of San Jose Development Code
- Aerial Photos
- California Building Code (CBC)
- Uniform Fire Code (UFC) and Appendices
- San Jose – Evergreen CCD Report 17 Verification, dated September 29, 2008

## VI. IMPACT ASSESSMENT CHECKLIST & DISCUSSION

### BACKGROUND

In accordance with CEQA and the CEQA Guidelines, this Initial Study has been prepared to identify and analyze the potential environmental impacts associated with an Update to the San Jose City College Facilities Master Plan to the year 2021 ("Proposed Project") as it relates to the 2000 San Jose Facilities Master Plan ("Prior Plan") Environmental Impact Report ("EIR"), (State Clearinghouse No. 1999122011).

The Prior Plan EIR was certified in August, 2000. The following project issues were discussed in the EIR: Transportation and Circulation; Geology; Soils and Seismicity; Air Quality; Noise; Public Services; Public Utilities and Visual Quality. The EIR found that the Prior Plan could result in significant environmental impacts related to the following: Transportation and Circulation (traffic congestion on area streets and freeway segments and pedestrian safety); Geology, Soils and Seismicity (soil erosion and weak soils); Air Quality (cumulative air quality impacts due to the generation of additional traffic); Noise (short-term construction noise); and Visual Quality (loss of park-like view in the northeast corner of the Campus, impact on Campus trees, and light and glare). The EIR identified mitigation measures that would reduce or avoid the significant impacts. Impacts related to increased congestion on freeway segments and cumulative air quality impacts would be unavoidably significant because no measures were feasible that would reduce those impacts to a less than significant level.

As discussed in Section III (Determination), the San Jose/Evergreen Community College District (District) has concluded that a Subsequent Environmental Impact Report (SEIR) will be prepared for the Proposed Project.

According to the California Supreme Court, "The foremost principle under CEQA is that the Legislature intended the Act 'to be interpreted in such manner as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.'" (*Laurel Heights Improvement Assn. v. Regents of the University of California* (1988) 6 Cal.4th 1112.) CEQA achieves this goal by disclosing the potentially significant environmental effects of "projects." Section 15378 of the CEQA Guidelines defines a "project" under CEQA to mean:

"the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment...The term "project" refers to the Project which is being approved and which may be subject to several discretionary approvals by governmental agencies. The term "project" does not mean each separate governmental approval."

The CEQA Guidelines Section 15162 provides the following test for determining if a subsequent EIR or Negative Declaration is required:

- (a) When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
  - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of