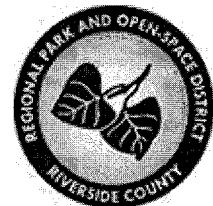




**SUBMITTAL TO THE BOARD OF DIRECTORS  
RIVERSIDE COUNTY REGIONAL PARK  
AND OPEN-SPACE DISTRICT  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
13.1  
(ID # 6923)

**MEETING DATE:**  
Tuesday, May 8, 2018

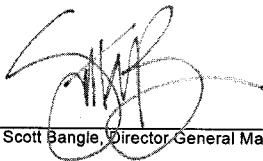
**FROM :** REGIONAL PARK & OPEN SPACE DISTRICT:

**SUBJECT:** REGIONAL PARK & OPEN-SPACE DISTRICT: Resolution No. 2018-10 Considering An Environmental Impact Report For The Mt. San Jacinto Community College District I-15 Corridor Campus Master Plan Project, Making Responsible Agency Findings Pursuant To The California Environmental Quality Act, Adopting A Mitigation Monitoring And Reporting Plan, And Issuing Certain Limited Approvals For The Project; Resolution No. 2018-09 Authorization To Sell Fee Simple Interest In Real Property Located In The City Of Wildomar, County Of Riverside, State of California, with Assessor's Parcel Numbers 362-150-026 and 362-150-025 to the Mt. San Jacinto Community College District; District 1; [\$0]

**RECOMMENDED MOTION:** That the Board of Directors:

1. Adopt Resolution No. 2018-10 Considering An Environmental Impact Report For The Mt. San Jacinto Community College District I-15 Corridor Campus Master Plan Project, Making Responsible Agency Findings Pursuant To The California Environmental Quality Act, Adopting A Mitigation Monitoring And Reporting Plan, And Issuing Certain Limited Approvals For The Project;
2. Adopt Resolution No. 2018-09 Authorization To Sell Fee Simple Interest In Real Property located in the City of Wildomar, County of Riverside, State of California, with Assessor's Parcel Numbers 362-150-026 and 362-150-025 to the Mt. San Jacinto Community College District;

**ACTION:** Policy



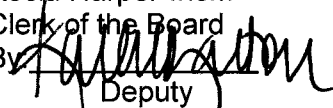
Scott Bangle, Director-General Manager / Park Director 4/24/2018

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**MINUTES OF THE BOARD OF DIRECTORS**

On motion of Director Jeffries, seconded by Director Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: May 8, 2018  
xc: Parks

Kecja Harper-Ihem  
Clerk of the Board  
By   
Deputy

**SUBMITTAL TO THE BOARD OF DIRECTORS RIVERSIDE COUNTY REGIONAL PARK  
AND OPEN-SPACE DISTRICT  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Directors:

3. Authorize the General Manager, or designee, to execute any documents and administer all actions necessary to consummate this transaction, including escrow instructions, statements and certifications;
4. Authorize the Chairman of the Board of Directors for the District to execute the Grant Deed in favor of the Mt. San Jacinto Community College District to effect the close of escrow and complete the conveyance;
5. Authorize a reimbursement to EDA/Real Estate Division in an amount not to exceed \$25,000 from the proceeds of the sale of this property for costs incurred with assisting with the escrow process and assist Park District with completing all actions necessary to consummate the transaction; and
6. Direct the District Staff to file the Notice of Determination with the office of the County Clerk immediately and within five working days of approval by the Board.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	0	0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$0
<b>SOURCE OF FUNDS: N/A</b>			<b>Budget Adjustment \$0</b>	
			<b>For Fiscal Year: N/A</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND**

**Summary**

Riverside County Regional Park and Open-Space District (District) owns and desires to sell certain real property interests located in the City of Wildomar, County of Riverside, State of California, with Assessor's Parcel Number 362-150-026 and 362-150-025 ("Property") as legally described in Exhibit A and depicted in Map A. This Property has not been dedicated for park or open-space purposes, therefore the Park District may dispose of and convey this real property interest without voter approval or legislative concurrence.

The District and the Mt. San Jacinto Community College District (MSJCCD) entered into a Purchase and Sale Agreement and Joint Escrow Instructions (PSA) which contains certain conditions and contingencies that must be met prior to finalizing the sale. Section 7.1 of the PSA states the sale will not be authorized nor will escrow open on this transaction until those certain contingencies have been met. In particular, the parties must perform and complete all due diligence and requisite activities pursuant to the California Environmental Quality Act (CEQA) and take any and all required actions before the proposed sale may be consummated.

MSJCCD has taken all actions necessary to move forward with this purchase and sale transaction. On December 14, 2017, the Board of Trustees for MSJCCD adopted Resolution No. 11.1 certifying the Final Environmental Impact Report (SCH# 2015121017), adopted

**SUBMITTAL TO THE BOARD OF DIRECTORS RIVERSIDE COUNTY REGIONAL PARK  
AND OPEN-SPACE DISTRICT  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

findings, a mitigation monitoring and reporting program for the construction and operation of the MSJCCD's proposed I-15 corridor campus master plan pursuant to the California Environmental Quality Act, and approved its project. On December 15, 2017, the Notice of Determination was filed with the County of Riverside Clerk Recorder for the requisite posting period. The statute of limitations period has run for any legal challenges under CEQA to MSJCCD approvals.

The District now desires to authorize the sale of the real property and consummate the transaction. Adoption of Resolution No. 2018-10 Considering An Environmental Impact Report For The Mt. San Jacinto Community College District I-15 Corridor Campus Master Plan Project, Making Responsible Agency Findings Pursuant To The California Environmental Quality Act, Adopting A Mitigation Monitoring And Reporting Plan, And Issuing Certain Limited Approvals For The Project and Resolution No. 2018-09 Authorization To Sell Fee Simple Interest In Real Property located in the City of Wildomar, County of Riverside, State of California, with Assessor's Parcel Numbers 362-150-026 and 362-150-025 to MSJCCD will satisfy the District's contingencies required in Section 7.1(c)(i) and (ii) of the PSA. The final contingency in Section 7.1(c)(iii) of the PSA will be satisfied thirty days after approval by this Board if no litigation is filed or if there is a resolution or final adjudication of any legal challenges that may be timely filed after the approval by this Board. Then, the parties may open escrow and move forward to consummate the transaction.

The proceeds generated from the sale of this property will be allocated to the District for future park acquisition and development purposes.

Resolution Numbers 2018-09 and 2018-10 have been reviewed and approved by County Counsel as to legal form.

**IMPACT ON CITIZENS AND BUSINESSES**

The sale proceeds will enable the District to better serve and further the District's objectives and purposes. The disposition of this property by the District to MSJCCD, a public agency, will result in the property being used for a public benefit to serve the growing community and this region of Riverside County.

**ADDITIONAL FINANCIAL INFORMATION**

The agreed-upon consideration for this transaction is a purchase price of \$2,630,000. MSJCCD will receive a credit of \$175,000 towards the purchase price, so the remaining balance due from MSJCCD to complete the transaction is \$2,455,000 to be paid through escrow.

The \$175,000 credit represents 50% of the total \$350,000 MSJCCD has provided to the District in increments of \$50,000 from 2003 through 2010 as earnest money deposits to show continued intent to complete this sale. These deposits are currently held in the District's Fiduciary Trust Fund 51560, and will be transferred to Park Acquisition and Development-District Fund 33100 upon the completion of the sale and close of escrow.

**SUBMITTAL TO THE BOARD OF DIRECTORS RIVERSIDE COUNTY REGIONAL PARK  
AND OPEN-SPACE DISTRICT  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

Attachments:

Resolution No. 2018-10 Responsible Agency CEQA Findings

Resolution No. 2018-09 Authorization to Sell Real Property to MSJCCD

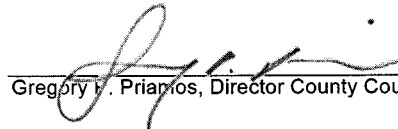
Exhibit A

Map A

Grant Deed Park District to MSJCCD

Notice of Determination

  
Nehini Basika, Principal Management Analyst 4/30/2018

  
Gregory V. Priamos, Director County Counsel 4/26/2018

1 Board of Directors

Riverside County Regional  
Park & Open-Space District

4 RESOLUTION NO. 2018-09

5 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE RIVERSIDE COUNTY REGIONAL  
6 PARK & OPEN-SPACE DISTRICT AUTHORIZATION TO SELL FEE SIMPLE INTERESTS IN REAL  
7 PROPERTY LOCATED IN THE CITY OF WILDOMAR, COUNTY OF RIVERSIDE WITH  
8 ASSESSOR'S PARCEL NUMBERS 362-150-026 AND 362-150-025  
9 TO THE MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT

11 **WHEREAS**, Pursuant to California Public Resources Code Section 5540, a park and open-space  
12 district may grant or dispose of real property, or any interest thereof, within or without the district boundaries,  
13 necessary to the full exercise of its powers; and

14 **WHEREAS**, a park and open-space district may dispose of and convey a real property interest  
15 without voter approval or legislative concurrence when such property has not been affirmatively dedicated  
16 for park or open-space purposes; and

17 **WHEREAS**, the Riverside County Regional Park and Open-Space District owns and desires to sell  
18 certain real property fee simple interests described below that have not been affirmatively dedicated for park  
19 and open-space purposes provided certain contingencies are met; now, therefore,

20 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Directors of the Riverside  
21 County Regional Park and Open-Space District ("Board"), in regular session assembled on May 8, 2018, at  
22 9:00 a.m. or soon thereafter, in the meeting room of the Board of Directors, located on the first floor of the  
23 County Administrative Center, 4080 Lemon Street, Riverside, California, that this Board hereby authorizes  
24 to sell to the following described real property: Certain real property fee simple interests of unimproved,  
25 vacant land located in the City of Wildomar, County of Riverside, State of California, with Assessor's Parcel  
26 Numbers 362-150-026 and 362-150-025 ("Property"), more particularly legally described in Exhibit "A",  
27 attached hereto and made a part hereof, to the Mt. San Jacinto Community College District pursuant to terms  
28 and conditions of that certain Purchase and Sale Agreement and Joint Escrow Instructions dated June 3, 2014

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 4-25-18  
SYNTHIA M. GUNZEL DATE

1 ("Agreement") entered into between the Riverside County Regional Park and Open-Space District and Mt.  
2 San Jacinto Community College District and will convey by Grant Deed upon close of escrow to consummate  
3 the transaction.

4 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board finds that those  
5 certain contingencies provided in Section 7.1 of the Agreement will have been satisfied upon adoption of the  
6 Responsible Agency California Environmental Quality Act Findings made in Resolution No. 2018-XXX.  
7 approval of this resolution for the authorization to sell the real property to the Mt. San Jacinto Community  
8 College District and that there has been no legal challenges and a resolution and final adjudication of any  
9 legal challenges of this Board's action to enable escrow to open and the purchase and sale of the Property to  
10 be consummated.

11 **BE IT FURTHER RESOLVED AND DETERMINED** that the Clerk of the Board has given notice  
12 hereof as provided in Section 6061 of the Government Code.

13  
14  
15 ROLL CALL:

16 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
17 Nays: None  
18 Absent: None

19 The foregoing is certified to be a true copy of a resolution duly  
20 adopted by said Board of Supervisors on the date therein set forth.


21 KECIA HARPER-IHEM, Clerk of said Board  
By   
22 Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

All that certain real property situated in the County of Riverside, State of California, described as follows:

The West half of the East half of Section 31, Township 6 South, Range 3 West, San Bernardino Base and Meridian, in the County of Riverside, State of California.

Excepting therefrom the Westerly 30.00 feet and the Southerly 55.00 feet;

Also excepting therefrom that portion lying Northerly of the Southerly line of that certain 79 foot wide road dedication, (also shown as La Estrella Street) as dedicated to the County of Riverside, a political subdivision, by document recorded January 31, 2001 as Instrument No. 2001-040429 of Official Records, Riverside County, California.

Also excepting therefrom that portion lying within TM30094, as shown by map on file in Book 339, Pages 29 through 34 of Maps, Records of Riverside County, California.

Assessor's Parcel Number: 362-150-025; 362-150-026

End of Legal Description

1 Board of Directors

Riverside County Regional  
Park & Open-Space District

3 RESOLUTION NO. 2018-10

4  
5 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE RIVERSIDE COUNTY REGIONAL  
6 PARK & OPEN-SPACE DISTRICT CONSIDERING AN ENVIRONMENTAL IMPACT REPORT FOR  
7 THE MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT I-15 CORRIDOR CAMPUS MASTER  
8 PLAN PROJECT, MAKING RESPONSIBLE AGENCY FINDINGS PURSUANT TO THE  
9 CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPTING A MITIGATION MONITORING  
10 AND REPORTING PLAN, AND ISSUING CERTAIN LIMITED APPROVALS FOR THE PROJECT  
11

12 **WHEREAS**, in 2014, Mt. San Jacinto Community College District (“MSJCCD”) and the Riverside  
13 County Regional Park & Open-Space District (“Park District”) executed a Purchase and Sale Agreement and  
14 Joint Escrow Instructions (“Agreement”) by and between MSJCCD and the Park District, in which MSJCCD  
15 offered to purchase from the Park District approximately 80.32 acres of vacant land located in the City of  
16 Wildomar at the northeast corner of Clinton Keith Road and Salida Del Sol (“the Wildomar Property”) and  
17 the Park District expressed its intent to accept MSJCCD’s offer and allow escrow to be opened provided all  
18 contingencies in the Agreement had been satisfied; and

19 **WHEREAS**, the Agreement’s conditions and contingencies include: (a) MSJCCD shall have taken  
20 all final actions necessary for MSJCCD to comply with CEQA to support the purchase of the Property; (b)  
21 MSJCCD shall have taken final action by its governing body on all necessary approval for the purchase of  
22 the Property; and (c) the Park District shall have taken all final actions on the necessary approvals for the  
23 disposition of the Property, including but not limited to: (i) completing requisite activities to comply with  
24 CEQA, (ii) all final action by its governing body for the authorizing the sale of the Property, and (iii)  
25 resolution or final adjudication of any legal challenges, including such challenges based on CEQA; and

26 **WHEREAS**, while the Agreement was the subject of a court challenge in *Bridges et al. v. Mt. San*  
27 *Jacinto Community College District*, Riverside Superior Court Case No. 1410388, that case has been finally  
28 adjudicated, including all appeals therefrom; and

FORM APPROVED COUNTY COUNSEL  
BY:  4/26/18  
MELISSA R. CUSHMAN DATE



1           **WHEREAS**, MSJCCD served as lead agency for the environmental review, analysis, and approval  
2 of the construction and operation of the Project, which includes the sale of the Property from the Park District  
3 to MSJCCD; and

4           **WHEREAS**, pursuant to the California Environmental Quality Act (“CEQA,” Pub. Resources Code,  
5 § 21000 et seq. and State CEQA Guidelines § 15000 et seq.), at a noticed public meeting on December 14,  
6 2017, the Board of Trustees of MSJCCD reviewed and considered the Final Environmental Impact Report  
7 (“EIR”) for the Project (State Clearinghouse No. 2015121017), a Mitigation Monitoring and Reporting Plan  
8 (“MMRP”), the Project, all oral and written comments received, and certified the EIR, adopted a Statement  
9 of Overriding Considerations, adopted the MMRP, and approved the Project pursuant to Resolution No. 11.1;  
10 and

11           **WHEREAS**, the Board of Trustees of MSJCCD’s December 14, 2017 actions constituted MSJCCD’s  
12 compliance with contingencies (a) and (b) of the Agreement; and

13           **WHEREAS**, pursuant to the Agreement, in this resolution the Park District is undertaking to comply  
14 with its contingencies (c)(i) and (c)(ii), which, to the extent this resolution and the approvals therein are not  
15 challenged in litigation or, if they are challenged, such challenges have been fully resolved, may result in the  
16 satisfaction of contingency (c)(iii), the final contingency; and

17           **WHEREAS**, pursuant to CEQA, including State CEQA Guidelines sections 15091 and 15096(h), the  
18 Park District has more limited approval and implementing authority over the Project and thus serves only as  
19 a responsible agency for the Project pursuant to the requirements of CEQA; and

20           **WHEREAS**, the Board of Directors of the Park District (“Board of Directors”), in regular session  
21 assembled on May 8, 2018, reviewed and considered the Final EIR and other related documents in the record  
22 before it; and

23           **WHEREAS**, all the procedures of CEQA and the State CEQA Guidelines have been met, and the  
24 Final EIR is sufficiently detailed so that all of the potentially significant effects of the Project on the  
25 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in  
26 accordance with CEQA; and

27           **WHEREAS**, as a responsible agency, the Park District has verified that the certified Final EIR  
28 adequately analyzes the potential environmental impacts associated with the sale of the Property, which is

1 the Park District's limited role in the implementation of the Project; and

2       **WHEREAS**, as contained herein, the Park District has endeavored in good faith to set forth the basis  
3 for its decision on the Project; and

4       **WHEREAS**, all of the findings and conclusions made by the Board of Directors pursuant to this  
5 resolution are based upon the oral and written evidence presented to it as a whole and not based solely on the  
6 information provided in this resolution; and

7       **WHEREAS**, all procedures of CEQA have been met and all other legal prerequisites to the adoption  
8 of this Resolution have occurred.

9       **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED THAT** the Board  
10 of Directors of the Riverside County Regional Park and Open-Space District does hereby make the following  
11 findings and resolutions:

12       **SECTION 1. CEQA Actions.**

13           (a)    Consideration of the EIR and Adoption of Findings Regarding CEQA Compliance.

14       As the decision-making body for the Park District, and in the Park District's limited role as a  
15 responsible agency under CEQA, the Board of Directors has received, reviewed, and considered the  
16 information contained in the Final Environmental Impact Report for the Project, all comment letters,  
17 all other related documents, and all oral commentary on the Project. Based on this review, the Board  
18 of Directors finds, as to those potential environmental impacts within the Park District's powers and  
19 authorities as responsible agency, that the EIR for the Project contains a complete, objective, and  
20 accurate reporting of those potential impacts and reflects the independent judgment and analysis of  
21 the Park District. The Park District has been provided copies of the findings, Statement of Overriding  
22 Considerations, and MMRP adopted in connection with the EIR, and copies of those documents are  
23 on file with and available for inspection at the Riverside County Regional Park and Open-Space  
24 District office, address set forth below.

25           (b)    CEQA Findings on Environmental Impacts. In its limited role as a responsible agency  
26 under CEQA, the Park District finds that there are no feasible alternatives to the Project which would  
27 avoid or substantially lessen the Project's potentially significant environmental impacts but still  
28 achieve most of the Project's objectives. The Park District further finds that the mitigation measures

1 imposed by the lead agency are sufficient to reduce all potentially significant impacts to a level of  
2 less than significant or to avoid or substantially lessen the Project's potentially significant impacts  
3 but still achieve the Project's objectives. The Park District further finds that the Statement of  
4 Overriding Considerations adopted by MSJCCD is supported by substantial evidence and that each  
5 overriding consideration outweighs the Project's potentially significant impacts. As such, the Park  
6 District concurs with the environmental findings adopted by the lead agency, which are attached  
7 hereto as Exhibit "A," and therefore the Park District adopts those findings as its own and incorporates  
8 them herein.

9 (c) Adoption of Mitigation Monitoring and Reporting Program. The Park District hereby  
10 approves and adopts the Mitigation Monitoring and Reporting Program prepared for the Project and  
11 approved by the lead agency, which is attached hereto as Exhibit "B" and incorporated herein.

12 **SECTION 3. Approval of the Project**. As required by State CEQA Guidelines section 15096 and in  
13 its limited role as responsible agency under CEQA, the Park District hereby approves the Project.

14 **SECTION 4. Notice of Determination**. The Park District hereby directs staff to file a Notice of  
15 Determination with the Riverside County Clerk and also with the Governor's Office of Planning and  
16 Research within five (5) working days of the approval of the Project.

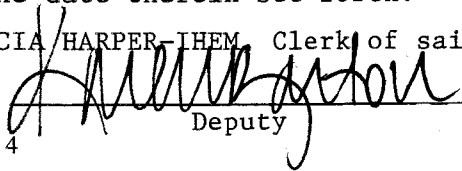
17 **SECTION 5. Custodian of Records**. The documents and materials that constitute the record of  
18 proceedings on which these findings are based are located at the offices of the Riverside County Regional  
19 Park and Open-Spaced District office, 4600 Crestmore Rd., Riverside, CA 92509.

20 **SECTION 6. Execution of Resolution**. The Chairman of the Board of Directors of the Park District  
21 shall sign this Resolution and the Clerk of the Board shall attest and certify to the passage and adoption  
22 thereof.

23 ROLL CALL:

24 Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
25 Nays: None  
26 Absent: None

27 The foregoing is certified to be a true copy of a resolution duly  
28 adopted by said Board of Supervisors on the date therein set forth.

By  Clerk of said Board  
Deputy

**Exhibit "A"**

Lead Agency's CEQA Findings

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**CEQA FINDINGS OF FACT AND  
STATEMENT OF OVERRIDING CONSIDERATIONS for the  
I-15 CORRIDOR CAMPUS MASTER PLAN  
FINAL ENVIRONMENTAL IMPACT REPORT**  
State Clearinghouse No. 2015121017

**I. BACKGROUND**

The California Environmental Quality Act (CEQA) requires that written findings be made by the lead agency in connection with certification of an environmental impact report (EIR) prior to approval of the project pursuant to Sections 15091 and 15093 of the CEQA Guidelines and Section 21081 of the Public Resources Code. This document provides the findings required by CEQA.

**A. Project Summary**

**Project Location.** The 80.32-acre Project Site is located at the northeast corner of Clinton Keith Road and Salida Del Sol, City of Wildomar, Riverside County. The Project Site is bordered by La Estrella Street to the north, Clinton Keith Road to the south, Salida Del Sol to the west, and Elizabeth Lane and single-family residential units to the east.

**Project Description.** Mt. San Jacinto Community College District (MSJCCD) is proposing a master planned community college, which would provide college and adult education facilities for an enrollment of approximately 15,000 part-time or 10,000 full-time equivalent students and approximately 400 staff at ultimate buildout. The Proposed Project is anticipated to be constructed in four phases totaling approximately 495,000 gross square feet of building area: Phase I) a new center template building; Phase II) a student services building, a library and technology building, and a multipurpose building; Phase III) a general classroom building and a science buildings; and Phase IV) a general classroom building, a STEM building, a maintenance & operations building, a gymnasium/fitness building, and track and field/soccer field. Full buildout is tentatively scheduled to be accomplished sometime between 2035 and 2038. Other campus supporting facilities would include approximately 1,883 surface parking stalls, driveways, arrival/drop-off area, tennis courts, student green, courtyard, pedestrian bridge, community playfields, a community park, and linear stream park and trails, etc. No outdoor recreational nighttime lighting would be installed and MSJCCD proposes to preserve approximately 42 acres of the most valuable habitat on the Project Site in its current condition.

**B. Environmental Review Process**

In conformance with CEQA and the State CEQA Guidelines, the MSJCCD conducted an extensive environmental review of the I-15 Corridor Campus Master Plan (Proposed Project).

MSJCCD determined that an EIR would be required for the Proposed Project and issued a Notice of Preparation (NOP) and Initial Study on December 7, 2015. The public review period was for 30 days, from December 7, 2015 to January 5, 2016.

- A Notice of Completion (NOC), NOP, and the Initial Study were sent to the Governor's Office of Planning and Research State Clearinghouse and circulated to state agencies for review.
- The NOP and Initial Study were mailed to regional and local agencies, organizations, and interested parties.
- The NOP was published in the *Riverside Press Enterprise* (English version) on December 7, 2015.
- The NOP and Initial Study were available to the public for review at Mt. San Jacinto Community College District, Business Office, 1449 North State Street, San Jacinto, CA 92583, Wildomar Library, 34303 Mission Trail, Wildomar, CA 92595, and on the MSJCCD's website.
- A scoping meeting was held on December 17, 2015 from 6:00 PM to 7 PM in the Learning Resource Center/Library, Room 805, Menifee Valley Campus, 28237 La Piedra Road, Menifee, CA 92584.

Based upon the Initial Study and Environmental Checklist Form, MSJCCD staff determined that a Draft EIR should be prepared for the Proposed Project. The scope of the Draft EIR was determined based on the Initial Study, comments received in response to the NOP, and the scoping meeting held on December 17, 2015 by the MSJCCD.

MSJCCD prepared a Draft EIR, which was made available for a 45-day public review period from August 21, 2017, to October 4, 2017.

- A Notice of Completion, Notice of Availability (NOA), and the Draft EIR were sent to the Governor's Office of Planning and Research State Clearinghouse and circulated to state agencies for review.
- The NOA and Draft EIR were mailed to regional and local agencies, organizations, and interested parties.
- The NOA was published in the *Riverside Press Enterprise* (English version) on August 21, 2017.
- The NOA and Draft EIR were available to the public for review at:
  - Mt. San Jacinto Community College District: 1499 North State Street, Building 700, San Jacinto, CA 92583
  - Menifee Valley Campus: 28237 La Piedra Road, Building 2004 (Business Services), Menifee, CA 92584
  - Wildomar Library at 34303 Mission Trail, Wildomar, CA 92595
  - MSJCCD website

MSJCCD prepared a Final EIR, including the Responses to Comments on the Draft EIR, the Findings of Fact, and the Statement of Overriding Considerations. The Final EIR contains comments on the Draft EIR, responses to those comments, and revisions to the Draft EIR.

MSJCCD held a public Board of Trustees hearing on November 9, 2017, at 7:00 PM in the San Jacinto Campus 1499 N. State Street, San Jacinto, Room 200, San Jacinto, CA 92584.

### **C. Record Of Proceedings**

For purposes of CEQA and these findings, the record of proceedings for the Proposed Project consists of the following documents and other evidence, at a minimum:

- The NOP and all other public notices issued by the MSJCCD in conjunction with the Proposed Project
- The Final EIR for the Proposed Project
- The Draft EIR
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft EIR
- All written and verbal public testimony presented during a noticed public hearing for the proposed project
- The Mitigation Monitoring and Reporting Program
- The reports and technical memoranda included or referenced in the Response to Comments
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft EIR and Final EIR
- The Resolutions adopted by the MSJCCD in connection with the Proposed Project and all documents incorporated by reference therein, including comments received after the close of the comment period and responses to those comments
- Matters of common knowledge to the MSJCCD, including but not limited to federal, state, and local laws and regulations
- Any documents expressly cited in these Findings
- Any other relevant materials required to be in the record of proceedings by Public Resources Code Section 21167.6(e)

### **D. Custodian And Location Of Records**

The documents and other materials that constitute the administrative record for the MSJCCD's actions related to the project are at the MSJCCD, 1499 North State Street, Building 700, Facilities, San Jacinto, CA 92583. The MSJCCD Facilities Department is the custodian of the administrative record for the project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been and will be available upon request at the offices of the Facilities Department. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e).

## II. FINDINGS OF FACT

MSJCCD, as lead agency, is required under CEQA to make written findings concerning each alternative and each significant environmental impact identified in the Final EIR.

Specifically, CEQA Guidelines Section 15091 provides:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
  - 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
  - 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
  - 3. Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.
- (b) The findings required by subsection (a) shall be supported by substantial evidence in the record.
- (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.
- (e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.



- (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

The “changes or alterations” referred to in Section 15091(a)(1) may include a wide variety of measures or actions as set forth in CEQA Guidelines Section 15370, including:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

#### **A. Findings Of Fact Regarding Impacts**

##### **IMPACTS DETERMINED TO BE LESS THAN SIGNIFICANT**

CEQA topics that were determined to have no impact or less than significant impact do not require written findings.

##### **1. Initial Study**

An Initial Study was prepared by MSJCCD to identify the potential significant effects of the project. The Initial Study was completed and distributed with the Notice of Preparation for the Proposed Project. The Initial Study determined that the Proposed Project would not have the potential to result in significant impacts to the following.

- Agriculture and Forestry Resources
- Geology and Soils
- Mineral Resources
- Population Housing
- Recreation

All other topical areas of evaluation in the Environmental Checklist were determined to require further assessment in an EIR.

##### **2. Draft EIR**

This section identifies impacts of the Proposed Project determined to be less than significant without implementation of project-specific mitigation measures. This determination, however, does assume

compliance with the existing regulatory requirements (RR) and project design features (PDF) as detailed in each respective topical section of Chapter 5 in the Draft EIR. The Draft EIR found that the Proposed Project would not have significant impacts on the following.

### **AESTHETICS**

- Impact 5.1-1: The Proposed Project would alter the visual appearance of the Project Site but would not have an adverse effect on a scenic vista or the existing visual quality of the site and its surroundings.
- Impact 5.1-2: The Proposed Project would generate additional light and glare but would not adversely affect day or nighttime views in the area.

### **AIR QUALITY**

- Impact 5.2-1: The Proposed Project would be consistent with the South Coast Air Quality Management District's Air Quality Management Plan.
- Impact 5.2-2: Construction activities associated with the Proposed Project would not generate short-term emissions in exceedance of the South Coast Air Quality Management District's regional construction significance threshold.
- Impact 5.2-3: Implementation of the Proposed Project would not generate long-term emissions in exceedance of the South Coast Air Quality Management District's regional operation-phase thresholds.
- Impact 5.2-4: Construction of the Proposed Project would not expose sensitive receptors to substantial pollutant concentrations.
- Impact 5.2-5: Operation of the Proposed Project would not expose off-site sensitive receptors to substantial pollutant concentrations.

### **BIOLOGICAL RESOURCES**

- Impact 5.3-5: The Proposed Project would not substantially interfere with the movement of any native resident or migratory wildlife species or established migratory wildlife corridors.

### **GREENHOUSE GAS EMISSIONS**

- Impact 5.5-1: Implementation of the Proposed Project would not generate emissions that would exceed the forecasted per capita emissions significance threshold.
- Impact 5.5-2: The Proposed Project would not conflict with plans adopted for the purpose of reducing GHG emissions.

### **HAZARDS AND HAZARDOUS MATERIALS**

- Impact 5.6-1: Project development would not affect the implementation of an emergency response plan or emergency evacuation plan.

- Impact 5.6-2: The Project Site is within a designated high fire hazard area and could expose structures and/or residences to wildfire danger

#### **HYDROLOGY AND WATER QUALITY**

- Impact 5.7-1: The Proposed Project would not violate any water quality standards during construction or operation by creating runoff which would exceed the capacity of existing stormwater drainage system or adding substantial sources of polluted runoff.
- Impact 5.7-2: Development of the Proposed Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge to cause a net deficit in aquifer volume.
- Impact 5.7-3: Development of the Proposed Project would not adversely impact the existing drainage pattern of the site to result in substantial erosion or siltation.
- Impact 5.7-4: Development of the Proposed Project would not adversely impact the existing drainage pattern of the site through the alteration of the course of a stream or river and would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

#### **LAND USE AND PLANNING**

- Impact 5.8-1: Project implementation would not conflict with applicable plans adopted for the purpose of avoiding or mitigating and environmental effect.

#### **NOISE**

- Impact 5.9-3: Project implementation would not conflict with applicable plans adopted for the purpose of avoiding or mitigating and environmental effect.
- Impact 5.9-4: The Project Site is not within the vicinity of a private airstrip and would not result in exposure of future school population and workers to heliport-related noise.

#### **PUBLIC SERVICES**

- Impact 5.10-1: The Proposed Project would not significantly impact fire protection services.
- Impact 5.10-2: The Proposed Project would introduce new structures and students/staff into the Riverside County Sheriff's Department service boundaries, thereby increasing the requirement for police protection facilities and personnel.

#### **TRANSPORTATION/TRAFFIC**

- Impact 5.11-4: Project circulation improvements have been designed to adequately address potentially hazardous conditions (sharp curves, etc.), potential conflicting uses, and emergency access.

- Impact 5.11-5: The Proposed Project would comply with adopted policies, plans, and programs for alternative transportation.

#### **UTILITIES AND SERVICE SYSTEMS**

- Impact 5.12-1: Project-generated wastewater would not exceed wastewater treatment requirements of the San Diego Regional Water Quality Control Board.
- Impact 5.12-2: Project-generated wastewater could be adequately treated by the wastewater service provider.
- Impact 5.12-3: The Proposed Project would be served by sufficient water supplies without procurement of additional water entitlements.
- Impact 5.12-4: Construction of new water facilities would not result in adverse environmental effects.

#### **ENERGY**

- Impact 5.13-1: The Proposed Project would increase the demand for electrical services but would not require new or expanded electrical infrastructure for the provider or result in wasteful electrical energy consumption.
- Impact 5.13-2: The Proposed Project would not increase the demand for natural gas services to require new or expanded natural gas capacity for the provider or result in wasteful natural gas energy consumption.
- Impact 5.13-3: The Proposed Project would not result in increased demand for transportation energy and would not require new or expanded transportation energy capacity for the provider or result in wasteful transportation energy consumption.

#### **B. Impacts Mitigated To Less Than Significant**

The following summary describes impacts of the proposed project that, without mitigation, would result in significant adverse impacts. Upon implementation of the mitigation measures provided in the EIR, these impacts would be considered less than significant.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Transportation and Traffic

#### **BIOLOGICAL RESOURCES**

**Impact 5.3-1: Development of the Proposed Project would impact the special status plant species.**

Several sensitive species are known to occur on the Project Site, and others have moderate to high potential to occur there. As described in Table 5.3-3, *Special Status Plant Species Potentially Occurring on the Project Site*, three special status species have been observed on-site are Parry's spineflower (CRPR 1B.1, CCS), Long-spined spineflower (CRPR 1B.2, CS), and Paniculate tarplant (CRPR 4.2, NCS). However, these species are not listed species. Figure 5.3-5, *Sensitive Species*, shows their distributions on the Project Site.

Parry's spineflower is a Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) conditionally covered species that occurs on Rattlesnake Hill and in the northwestern corner of the site, outside of the development footprint of the Proposed Project. Therefore, Parry's spineflower could be impacted by construction of a foot trail on Rattlesnake Hill. The long-spined spineflower is an MSHCP-covered species that occurs in the central and northern parts of the Project Site. The populations in the central part of the Project Site and the southern-most edge of the northern population would be directly impacted by the Proposed Project in the course of project buildout. Impacts to covered species under the MSHCP would be mitigated through the MSJCCD's participation in the MSHCP, as stated in Mitigation Measure (MM) BIO-1. This would include impacts to Parry's spineflower, the long-spined spineflower, the nonlisted vertebrate species that occur on the site or have the potential to occur there, and the California gnatcatcher (CAGN).

Paniculate tarplant is not covered by the MSHCP and occurs around the site with greatest abundance in the southern part. The Proposed Project would impact virtually all of the paniculate tarplant on the site. However, the paniculate tarplant is a CNPS "watchlist" species that is common in western Riverside County. Therefore, potential impacts to this species are not considered significant.

The below lists special status plant species that were not observed on-site but have moderate to high potential to occur on the Project Site:

- Intermediate mariposa lily is a CRPR 1B.2 species and a conditionally covered species within the MSHCP. There is suitable habitat for this species on the Project Site, and the potential for occurrence is high, mainly on Rattlesnake Hill.
- Robinson's peppergrass is a California Rare Plant Rank 4.3 species and is not a covered species within the MSHCP. This species is considered to high potential for occurrence on the Project Site, mainly on Rattlesnake Hill.
- Wiggin's cryptantha is a CRPR 1B.1 species and is not a covered species within the MSHCP. This species has a moderate potential for occurrence on the Project Site.
- Golden-rayed pentachaeta is a CRPR 4.2 species and is not a covered species within the MSHCP. This species has moderate potential for occurrence on the Project Site.

The golden-rayed pentachaeta is a CRPR 4.2 species with moderate potential to occur on the site and is not covered under the MSHCP. However, this species is common in the project region, and therefore, impacts to this species would not be considered a significant impact. The intermediate mariposa lily, Robinson's pepper grass, and Wiggin's cryptantha could be impacted by construction of a foot trail on Rattlesnake Hill. Wiggin's cryptantha also has the potential to occur southeast of Rattlesnake Hill. These species are not covered under the MSHCP and require mitigation to reduce

impacts. Construction of foot trails could also impact the coast live oak trees on the eastern side of Rattlesnake Hill. However, implementation of MM BIO-2 would ensure that impacts to these species are reduced to a less than significant level.

### **Mitigation Measures**

MM BIO-1 The Mt. San Jacinto Community College District (MSJCCD) shall petition the Western Riverside County Regional Conservation Authority to participate in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to mitigate impacts to the special status plants and animals that occur or may occur on the Project Site, including the federally threatened California gnatcatcher.

Or

MSJCCD shall obtain an individual permit from the U.S. Fish and Wildlife Service under Section 10(a) of the Endangered Species Act.

MM BIO-2 A pre-construction survey of the Project Site for intermediate Mariposa lily, Robinson's pepper grass, and Wiggins cryptantha shall be carried out on Rattlesnake Hill, where the plants have potential for occurrence. If any of these species are found within the proposed foot trail, the foot trail shall be moved to avoid direct impacts to the plant. If Wiggins cryptantha is found in an impact area away from Rattlesnake Hill, the seeds shall be collected for placement in a qualified herbarium.

### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM BIO-1 and MM BIO-2 would reduce impacts related to biological resources to a less than significant level.

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that implementation of MM BIO-1 and MM BIO-2 is feasible, and it is therefore adopted (Pub. Res. Code § 21081[a][1]; Guidelines § 15091[1]).

### **Impact 5.3-2: Development of the Proposed Project would impact the special status wildlife species.**

Special status wildlife are species that have been given special recognition by federal, state, or local conservation agencies and organizations due to limited, declining, or threatened population sizes and those species recognized by local and regional resource agencies as sensitive (see Table 5.3-4, *Special Status Animal Species Known from Project Region*, of the DEIR). Most of the sensitive species observed on the Project Site or with moderate or high potential to occur there are associated with the Riversidean coastal sage scrub, chamisal chaparral, grassland, and riparian habitats. The conversion of parts of these habitats to developed uses would adversely impact the sensitive species.

Of these species, the following sensitive wildlife species were historically and/or presently observed on the Project Site: 1) Red-diamond rattlesnake; 2) CAGN; 3) Bell's sage sparrow; 4) California horned lark.

The Proposed Project would convert 7.56 acres of coastal sage scrub habitat to developed land uses. The coastal sage scrub habitat is shown in Figure 5.3-3, *Plant Communities*, of the DEIR. The impacted habitat is in the central and southwestern parts of the site and is used by one pair of CAGN. Construction of foot trails in the northern part of the Project Site, particularly on Rattlesnake Hill, could adversely impact CAGN-occupied habitat. Impacts to CAGN would require a "take" permit under Federal Endangered Species Act.

Additionally, the following sensitive species have moderate or high potential to occur on-site: Western spadefoot toad, Orangethroat whiptail, Coast horned lizard, Cooper's hawk, Southern California rufous-crowned sparrow, Western burrowing owl, moderate, Loggerhead shrike, moderate, Western yellow warbler, San Diego black-tailed jackrabbit, Los Angeles pocket mouse, Dulzura pocket mouse, Stephen's kangaroo rat (SKR), Northwestern San Diego pocket mouse, and San Diego woodrat.

The habitat assessment for the burrowing owl yielded no observations of burrowing owls or sign but identified burrows that could be used by burrowing owls for roosting and/or nesting. A protocol survey during the nesting season did not yield any evidence of burrowing owls using these burrows or other areas of the Project Site. Although no recently active nesting burrows were found on the Project Site, burrowing owls could establish nests on the site or in the buffer prior to project initiation. The burrowing owl is a covered species under the MSHCP. Therefore, potential impacts to the burrowing owl would be mitigated to a less than significant level with implementation of MM BIO-1 and MM BIO-3.

All of the wildlife species that could be adversely impacted are covered under the MSHCP, with the exception of SKR, which is covered under the separate SKR HCP. Therefore, implementation of MM BIO-1 and MM BIO-3 would reduce impacts to a less than significant level.

### **Indirect Impacts**

The Proposed Project could indirectly impact sensitive animals in habitats that adjoin the Project Site as a result of noise during construction phase and light/glare during the operational phase.

Construction of the college campus would increase daytime noise levels in the project vicinity due to the operation of construction equipment. However, temporary construction impacts are often considered to be reversible in nature and implementation of RR BIO-1 would provide construction setback to reduce construction noise impact. With implementation of RR BIO-1, MM NOI-1, and MM BIO-1, potential impacts to nesting CAGN would be mitigated to a less than significant level.

**Noise.** At buildout, the proposed campus would provide college and adult education facilities for approximately 15,000 part-time or 10,000 full-time equivalent students. There would be noise associated with vehicle traffic, school sessions in the day and at night, and maintenance. Traffic noise would increase along Salida Del Sol (the main entrance for the campus on the western side of the site) from an existing 56 dBA CNEL to 68 dBA CNEL at project buildout. Under the Proposed Project, there would not be any sensitive species along the entrance road to the campus from Clinton Keith Blvd. Sound dissipates exponentially with distance from the noise source, decreasing by approximately 6 dB for each doubling of distance from the source. Where noise level along Salida Del Sol is 68 dBA CNEL, the noise would be reduced to 62 dBA CNEL at 50 feet, 56 dBA CNEL at

100 feet, and 50 dBA CNEL at 150 feet. Traffic noise in the coastal sage scrub habitat along of Salida Del Sol at Rattlesnake Hill that is occupied by the CAGN is at least 200 feet from the centerline of Salida Del Sol, therefore noise levels would not exceed the 60 dBA threshold for significant impacts to nesting CAGN. The Proposed Project would meet the exterior noise standard of 65 Leq for a school, and the coastal sage scrub habitat within the Project Site that is occupied by the CAGN from the interior of the campus is at least 50 feet from the area to be disturbed, decreasing the noise level by approximately 6 dB to 59 dBA CNEL. Therefore, the 60 dBA threshold would not be exceeded and impacts would not be significant. Moreover, the recreational field is also at least 100 feet from the area occupied by CAGN and it would not be used to host large sports functions. The absence of any listed bird species from the riparian habitats indicate that recreational noise would also be less than significant.

**Light/Glare.** Night time lighting would consist of perimeter lighting and security safety lighting. Lighting fixtures would be located and directed such that no light or glare would be directed off-site into natural habitats. The athletic facilities, which would be built in later phases of the project, would not be used after dusk, and no field lighting would be installed. As discussed in Section 5.1, Aesthetics, Impact 5.1-2, compliance with the provisions of City of Wildomar Lighting Ordinance pursuant to PDF AE-2 would ensure that light/glare impacts are less than significant.

### **Mitigation Measures**

Same as MM BIO-1.

MM BIO-3 Mt. San Jacinto Community College District shall carry out a preconstruction clearance survey for burrowing owls within 30 days prior to ground disturbance in potentially suitable habitat within the site, consistent with the Burrowing Owl Instructions for the Western Riverside County MSHCP. Surveys and mitigation for burrowing owl shall be consistent with Section 6.3.2 of the MSHCP, Additional Survey Needs and Procedures.

If owls are found within the survey area during the nesting season, construction activities will not occur within 300 feet of the occupied burrows until nesting is completed. Take of active nests shall be avoided. A qualified biologist must confirm that nesting has been completed prior to the removal of the work buffer restriction. If owls are found within the disturbance footprint outside of the February 1 through August 31 period, passive relocation (e.g., use of one-way doors and collapse of burrows) shall be employed.

If the presence of one or more burrowing owl is confirmed, MSJCCD shall develop a Burrowing Owl Mitigation Plan pursuant to the CDFW's Staff Report on Burrowing Owl Mitigation (March 2012) that may include passive relocation, onsite and offsite mitigation to mitigate the specific impacts to burrowing owls at the time of construction. The Plan shall be approved by California Department of Fish and Wildlife.

If the Proposed Project has the potential to impact SKR, the MSJCCD shall participate in the SKR Habitat Conservation Plan. The SKR HCP is implemented



by the Riverside County Habitat Conservation Agency (RCHCA). Under the terms of the SKR HCP, the Proposed Project would qualify to obtain take coverage through payment of fees without having to secure an individual permit to mitigate impacts.

### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM BIO-1 and MM BIO-3 would reduce impacts related to biological resources to a less than significant level.

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that upon implementation of regulatory requirements RR BIO-1 and PDF AE-2, and implementation of MM BIO-1 and MM BIO-3 is feasible, and it is therefore adopted (Pub. Res. Code § 21081[a][1]; Guidelines § 15091[1]).

### **Impact 5.3-3: Development of the Proposed Project would impact riparian habitat or other sensitive natural habitats.**

The Project Site would convert several sensitive plant communities to developed land uses as shown in Table 5.3-5, Plant Community Impacts. The impacts at buildout include 7.56 acres of Riversidean coastal sage scrub, 3.07 acres of Riversidean sage scrub annual grassland ecotone, 0.23 acre of willow riparian forest-woodland, 0.02 acre of willow riparian scrub, and 0.01 acre of mulefat scrub.

Conservation of the Riversidean coastal sage scrub and Riversidean sage scrub annual grassland ecotone communities is covered under the MSHCP. Therefore, impacts to these sensitive habitats would be covered with the incorporation of MM BIO-1, which requires the MSJCCD to take coverage under the MSHCP participation. If MSJCCD elects to obtain its own Section 10(a) permit from the U.S. Fish and Wildlife Service (USFWS) for impacts to the federally threatened CAGN, the permit conditions could be expected to cover mitigation for impacts to sensitive natural communities.

Compliance with MM BIO-4 that requires MSJCCD to obtain all necessary agency permits prior to grading, including impacts to riparian resources at a 2:1 or higher ratio would ensure that impacts are reduced to a less than significant level. The MSHCP does not cover impacts to riparian communities, and requires that a Determination of Biologically Equivalent or Superior Preservation (DBESP) study be prepared to guide mitigation for impacts to these habitats. Therefore, impacts to riparian habitats would be mitigated to a less than significant level by MM BIO-4 and MM BIO-5.

### **Mitigation Measure**

MM BIO-4 Prior to grading, the Mt. San Jacinto Community College District shall obtain all necessary agency permits for impacts to jurisdictional waters, wetlands, and riparian resources, including the U.S. Army Corps of Engineer (Corps), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB). Impacts to riparian habitats shall be mitigated at a minimum of 2:1 ratio or higher ratio, and impacts to unvegetated channel shall be mitigated at a

minimum ratio of 1:1, as required by the Corps, the CDFW, and the RWQCB. Mitigation for both temporary and permanent impacts shall be accomplished by one or more of following options: on- or off-site habitat restoration, purchase of credits from an in-lieu fee program, and/or purchase of credits from a mitigation bank. If a Habitat Mitigation and Monitoring Plan is required by any of the resource agencies (Corps, CDFW, and RWQCB), it shall be prepared according to agency requirements and shall include, at a minimum, the following information:

- Location and detailed maps of the mitigation and revegetation areas.
- An evaluation of the existing function and values and a description of the function and values to be achieved through compensatory mitigation.
- Detailed plant- and seed-mix requirements.
- Detailed planting plan.
- Specific and measurable five-year success criteria.
- Five-year maintenance and monitoring requirements.
- Invasive species management.
- Irrigation requirements, including the requirement to be off of irrigation for at least two years prior to final sign-off.
- Details of a bond or line of credit secured to guarantee success of the compensatory mitigation.

MM BIO-5

Prior to grading, the Mt. San Jacinto Community College District (MSJCCD) shall prepare and implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) study. The DBESP shall include the following information, and shall be approved by the Western Riverside County Regional Conservation Authority prior to implementation:

- Definition of the project area.
- A written project description, demonstrating why an avoidance alternative is not possible.
- A written description of biological information available for the Project Site including the results of resource mapping.
- Quantification of unavoidable impacts to riparian/riverine areas and vernal pools associated with the project, including direct and indirect effects.
- A written description of project design features and mitigation measures that reduce indirect effects—such as edge treatments, landscaping, elevation difference, minimization and/or compensation through restoration or enhancement.
- A baseline biological assessment of the resources being impacted, used for comparison of biological equivalency.

- A written description of the proposed habitat mitigation—including habitat type, location, functional lift, and long-term stewardship responsibility.
- A finding demonstrating that although the Proposed Project would not avoid impacts, the habitat mitigation would be biologically equivalent or superior to the habitat being impacted and would result in a net equivalent or superior ecological condition.

### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM BIO-4 and MM BIO-5 would reduce impacts related to biological resources to a less than significant level.

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that implementation of MM BIO-4 and MM BIO-5 is feasible, and it is therefore adopted (Pub. Res. Code § 21081[a][1]; Guidelines § 15091[1]).

**Impact 5.3-4: The Proposed Project would impact delineated jurisdictional waters but would not impact any protected wetlands as defined by Section 404 of the Clean Water Act.**

### **Jurisdictional Waters**

The project area contains a potentially jurisdictional ephemeral stream, plus two potentially jurisdictional tributaries as shown in Figure 5.3-6, *Jurisdictional Waters*, of the DEIR. Development of the Project Site would impact Waters of the U.S. and State of California that are associated with these two drainages on the Project Site. Two ephemeral drainages that join in the southern portion of the Project Site are considered Waters of the U.S. in areas where a clearly discernible ordinary high water mark (OHWM) was observed. Impacts to these ephemeral drainages include four locations where foot trails and/or pedestrian bridges would cross the ephemeral drainages, requiring the installation of culverts. Impacts to ephemeral drainages would also occur with the development of a gymnasium during Phase IV in the eastern portion of the Project Site.

The total estimated impacts to ephemeral drainages are 0.04 acre and 317 linear feet. Waters of the U.S. and State of California are both determined by OHWM; therefore, jurisdictional acreage are identical for the ephemeral drainages.

Restrictions on the use of Nationwide Permit (NWP) 39 include the following:

- The acreage limit for this NWP is 0.5 acre. This NWP also limits the loss of stream bed to no more than 300 linear feet, unless for intermittent and ephemeral stream beds the Corps engineer waives the 300 linear foot limit by making a written determination concluding that the discharge will result in minimal adverse effects. Pre-construction notification is required for all activities authorized by this NWP. The pre-construction notification requirement allows district engineers to review proposed activities on a case-by-case basis to ensure that the individual and cumulative adverse effects of those activities on the aquatic environment are minimal. If the district engineer determines that the adverse effects of a particular project are more than minimal after considering mitigation, then discretionary authority will be

asserted and the applicant will be notified that another form of DA authorization, such as a regional general permit or individual permit, is required (see 33 CFR §§ 330.4(e) and 330.5).

Impacts to ephemeral streams could exceed the 300 linear feet limit. If the Corps engineer does not waive the 300 linear foot requirement, MSJCCD would be required to seek an individual permit, which prescribes terms and conditions for projects on an individual basis. If the Corps determines that a permit is required, then the project would also require Water Quality Certification under Section 401 of the Clean Water Act through the RWQCB. Implementation of MM BIO-4, MM BIO-5, and MM BIO-6 would ensure that impacts to ephemeral stream are mitigated.

### **Impacts to Riparian Habitat**

Development of the Proposed Project would impact riparian habitats associated with the ephemeral drainages, which include the top-of-bank or extent of the riparian vegetation, whichever is greater. The extents of impacts to riparian habitats occur in four locations where foot trails and pedestrian bridges would be constructed. Impacts to riparian habitats also include a sports complex in the eastern portion of the Project Site, totaling an estimated 0.26 acre. The CDFW would require a 1602 Streambed Alteration Agreement for impacts to riparian habitat and waters of the State. The amount of mitigation required by CDFW would be determined during the permitting process, but would be at a minimum of 2:1 ratio as stated in MM BIO-4.

Potential impacts to Waters of the U.S., State Waters, and riparian habitat would be mitigated to a less than significant level by implementation of MM BIO-4, BIO-5, BIO-6, and BIO-7.

### **Wetlands**

Wetlands are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Not all Waters of the U.S or State Waters are considered wetlands as wetlands contain three diagnostic environmental characteristics including the type of vegetation, type of soils, and hydrologic conditions. There are no wetlands, either non-jurisdictional or potentially jurisdictional, within the Project Site that meet these three-parameter definition of wetlands under the Corps 1897 Wetland Manual. No impacts to wetland would occur and no mitigation measures are necessary.

### **Mitigation Measure**

Same as MM BIO-4 and MM BIO-5.

MM BIO-6 Direct impacts to jurisdictional waters regulated by the U.S. Army Corps of Engineer (Corps)/Regional Water Quality Control Board shall be mitigated through the creation and/or enhancement of jurisdictional waters on-site. Prior to grading, a 404 permit from the Corps shall be required for these impacts. The impacted area of mitigation required by Corps will be determined during the permitting process, but shall be at a minimum ratio of 1:1.

MM BIO-7 Impacts to jurisdictional waters regulated by the California Department of Fish and Wildlife (CDFW) shall be mitigated through the creation and/or enhancement of

riparian habitat on-site. Prior to grading, a 1602 Streambed Alteration Agreement from CDFW shall be obtained for these impacts. The impacted area of mitigation required by the CDFW will be determined during the permitting process, but shall be at a minimum ratio of 2:1.

### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM BIO-4 through MM BIO-7 would reduce impacts related to biological resources to a less than significant level.

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that implementation of MM BIO-4 through MM BIO-7 is feasible, and it is therefore adopted (Pub. Res. Code § 21081[a][1]; Guidelines § 15091[1]).

### **Impact 5.3-6: The Proposed Project could disturb the coast live oak woodlands but would not conflict with any local policies or ordinances protecting biological resources.**

The City of Wildomar uses the Riverside County General Plan for planning purposes. The conservation element of the general plan relies strongly on implementation of the Riverside County MSHCP for achieving biological conservation objectives. The Proposed Project is consistent with the provisions of the Riverside County MSHCP and is consistent with the general plan in this respect.

The Project Site contains various trees such as Fremont's cottonwood, red willow, Mexican elderberry, laurel sumac, and coast live oak, as shown in Figure 5.3-4, *Trees Map*, of the DEIR. The Proposed Project would be consistent with the Riverside County Oak Tree Management Guidelines and preserve all on-site coast live oak. The current foot hiking trail alignment could impact coast live oak woodland on the north side of the Project Site. However, implementation of Mitigation Measure BIO-8 would ensure that the location of the foot trail would not require removal of any oak trees and in the event that removal of an on-site tree is necessary, MSJCCD would replace it using the same species at a minimum ratio of 1:1. MSJCCD would also be required to obtain a tree removal permit and pay fees in compliance with County Ordinance No. 559, Regulating the Removal of Trees. The Proposed Project would not conflict with any local policies or ordinances protecting biological resources.

### **Mitigation Measure**

MM BIO-8      The foot trail on Rattlesnake Hill shall be designed and constructed to avoid direct and indirect impacts to the oak trees that grow there. If impacts cannot be avoided, then the trees shall be replaced on-site at a minimum ratio of 1:1.

### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM BIO-8 would reduce impacts related to biological resources to a less than significant level.

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes

are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that implementation of MM BIO-8 is feasible, and it is therefore adopted (Pub. Res. Code § 21081[a][1]; Guidelines § 15091[1]).

## **CULTURAL RESOURCES**

### **Impact 5.4-1: Development of the Proposed Project could impact previously unidentified archaeological resources.**

No archaeological resources were identified onsite by the 2016 cultural resources records search, but 10 recorded resources were identified within a one-mile radius of the Project Site. Although the previous foot survey conducted in 2005 did not identify any archaeological resources, because buried resource could be uncovered during grading and 10 archaeological sites are present within one mile of the Project Site, the potential for discovery of buried archaeological resources during grading remains. Therefore, a mitigation measure has been provided to reduce such impact to a less than significant level. In accordance with CCR Title 14, Chapter 3 15126.4(b)(3)(A), MSJCCD acknowledges that preservation in place is the preferred manner of mitigating impacts to archaeological sites.

### **Mitigation Measures**

MM CUL-1 Prior to the issuance of the first grading permit and/or action that would permit disturbance to the Project Site, the Mt. San Jacinto Community College District (MSJCCD) shall retain a Secretary of Interior Standards-qualified archaeological and Native American monitor(s) to observe grading activities and identify opportunities to avoid and preserve archaeological resources as necessary.

The qualified monitor(s) shall be invited to be present at the pregrading conference; shall establish procedures for archaeological and/or tribal resource surveillance; and shall establish, in coordination with the construction contractor, procedures for temporary halting or redirecting work to permit the sampling, identification, and evaluation of the artifact, as appropriate. The qualified Native American monitor shall be determined in consultation with the affected Native American tribe (i.e., Pechanga Band of Mission Indians) representative, and could also be the same as archaeological monitor.

Should archaeological resources, including tribal resources, be found during ground-disturbing activities, the qualified monitor shall first determine whether the resource is a "unique archaeological resource" pursuant to Section 21083.2(g) of the California Public Resources Code or a "historical resource" pursuant to Section 15064.5(a) of the State CEQA Guidelines (14 California Code of Regulations [CCR]), or "tribal cultural resources" pursuant to Public Resources Code Section 21074. Once the determination is made pursuant to CEQA Guidelines Section 21083.2, the appropriate actions shall be taken in appropriate sections of the regulations (e.g., 14 CCR §15126.4) to ensure that impacts are reduced to a less than significant level.

MM CUL-2 Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are inadvertently discovered during the course of grading for the Proposed Project, the following procedures will be carried out for treatment and disposition of the discoveries:

1. If cultural resources are encountered during the course of ground disturbing activities, the all ground disturbing activities within 100 of the find shall be ceased until it can be evaluated by the qualified archaeologist, the archaeological monitor, and/or Native American monitor, who shall inspect the find within 24 hours of discovery. The qualified archaeologist, the archaeological monitor, and/or Native American monitor shall be empowered to halt or redirect ground disturbing activities away from the vicinity of the find until it has been assessed for significance.
2. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the Project Site will need to be thoroughly inventoried with tribal monitor oversight of the process.
3. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and nonhuman remains as part of the required mitigation for impacts to cultural resources. The Mt. San Jacinto Community College District shall relinquish the artifacts through one or more of the following methods:
  - a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.
  - b. A curation agreement with an appropriate qualified repository in Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility in Riverside County, to be accompanied by payment of the fees necessary for permanent curation.
  - c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center in Hemet by default.

- d. At the completion of grading, excavation, and ground-disturbing activities on the site, a monitoring report shall be prepared documenting monitoring activities conducted by the project archaeologist and tribal monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the city, county museum, and consulting tribes.

### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM CUL-1 and MM CUL-2 would reduce impacts related to cultural resources to a less than significant level.

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that implementation of MM CUL-1 and MM CUL-2 is feasible, and it is therefore adopted (Pub. Res. Code § 21081[a][1]; Guidelines § 15091[1]).

### **Impact 5.4-2: Master Plan buildout could destroy unique paleontological resources.**

Excavations in the intrusive igneous rocks exposed in most of the Project Site would not encounter any recognizable fossils. However, excavations in the exposures of the Pauba Formation have the potential to encounter fossil remains. As shown in Figure 5.4-1, *Geologic Map*, of the DEIR, the Pauba Formation only occurs in the southwestern corner of the Project Site where planned improvements include a community park; the Student Services building; and a parking lot (see Figure 3-4, *Full Buildout Master Site Plan*, of the DEIR). The development in this area would occur in different phases and would require excavation at varying depths. In the event that the soil disturbances encounter Pauba Formation, a mitigation measure would be required to reduce a potentially significant paleontological resources impact to a less than significant level.

### **Mitigation Measure**

- MM CUL-3 During grading activities, excavation of areas identified as containing subsurface Pauba Formation sediments shall be monitored by a qualified paleontological monitor. If paleontological resources are discovered during project grading, work shall be halted in that area until a qualified paleontologist can assess the significance of the find. The project paleontologist shall monitor remaining earth-moving activities in the Pauba Formation and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall



be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthened resources.

Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at the Western Science Center in Hemet. A report of findings, including, when appropriate, an itemized inventory of recovered specimens and a discussion of their significance, shall be prepared upon completion of the steps outlined above and submitted to the Mt. San Jacinto Community College District (MSJCCD). This measure shall be implemented to the satisfaction of the MSJCCD.

### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM CUL-3 would reduce impacts related to cultural resources to a less than significant level.

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that implementation of MM CUL-3 is feasible, and it is therefore adopted (Pub. Res. Code § 21081[a][1]; Guidelines § 15091[1]).

### **Impact 5.4-3: The Proposed Project could impact previously unidentified tribal cultural resources.**

Assembly Bill (AB) 52 requires a tribe to submit a written formal request to relevant lead agencies if it wishes to be notified of projects. MSJCCD did not receive a formal written request from any California Native American tribes to be notified of projects for which the MSJCCD is the lead agency. Therefore, no formal notification pursuant to AB 52 was sent to specific tribes, and MSJCCD is not subject to AB 52 consultation requirements. However, as part of the scoping process, MSJCCD sent NOPs on December 7, 2015, notifying the Soboba Band of Luiseno Indians, Pechanga Band of Mission Indians, and the NAHC that an EIR would be prepared for the Proposed Project. A response was received from Ebru Ozdil, a representative from Pechanga Band of Mission Indians, requesting to be included in the future progress of the project but without specific comments for the Proposed Project. The MSJCCD is in compliance with the provisions of AB 52.

Regardless of the consultation requirements under AB 52, the EIR must disclose significant impacts on TCRs and discuss feasible alternatives or mitigation that avoid or lessen the impact. As part of that effort, met with the Pechanga Band of Mission Indians in September 2016 and with the Soboba Band of Luiseno Indians in August 2016. The Pechanga Band of Mission Indians stated that the Project Site falls within the bounds of Pechanga's tribal traditional use areas, and the tribe would like to be involved in the EIR process.

Because the Proposed Project did not include a General Plan amendment, no tribal consultation pursuant to Senate Bill 18 and Government Code 65352.3 was initiated.

PRC Section 21074 defines "tribal cultural resources" as 1) resources that are listed or determined to be eligible for listing on the national, state, or local register of historic resources; or 2) a resource that the lead agency chooses, in its discretion, to treat as a tribal cultural resource. In the second instance,

the lead agency must determine that the resource meets the criteria for listing in the state register of historic resources pursuant to PRC Section 5024.1.

A Sacred Lands File search was requested from the NAHC, who responded that there were no known sacred lands within a one-mile radius of the Proposed Project area. The Project Site is not considered sensitive for subsurface tribal cultural resources. However, because the Project Site is undeveloped and previously unidentified tribal cultural resources could be uncovered during construction, and because the Pechanga Band has indicated its interest in protecting the history and artifacts of its ancestors, a mitigation measure has been included for ground-disturbing activities. Provided that this mitigation measure is implemented, the Proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource.

### **Mitigation Measure**

See MM CUL-1 and MM CUL-2.

### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM CUL-1 and MM CUL-2 would reduce impacts related to cultural resources to a less than significant level.

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that implementation of MM CUL-1 and MM CUL-2 is feasible, and it is therefore adopted (Pub. Res. Code § 21081[a][1]; Guidelines § 15091[1]).

### **NOISE**

**Impact 5.9-1: Construction activities would create temporary noise increases in the vicinity of the Proposed Project and result in exceedance of applicable noise standards.**

#### **Phase I**

The sensitive uses in the vicinity of the Phase I Project Site include the residential community 1,000 feet to the east of the Project, the Clinton Keith Veterinary Hospital approximately 650 feet to the west, the Santa Rosa Apartments approximately 1800 feet to the south, and a residential area approximately 2,500 feet to the northeast.

Short-term noise can be associated with site preparation, grading, and building construction of the proposed land uses, since, in general, the largest and most powerful equipment is used during these activities. Thereafter, application of architectural coatings, paving, and landscaping activities typically generate substantially less noise than grading activities do. However, despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work stage. Noise levels from project-related construction activities were calculated from the simultaneous use of all applicable construction equipment at spatially averaged distances (i.e., from the center of the Phase I construction area) to the property line of the closest receptors, and are summarized in Table 5.9-9, *Phase I Project Related Construction Noise Levels*, of the DEIR. Although construction may occur across

the entire site, the area around the main building locations best represents the potential average construction-related noise levels to the various sensitive receptors during the overall construction portion of Phase I.

## **Phase II**

The distances to the nearest receptors in Phase II would be different from the Phase I portion of the Project. The sensitive uses in the vicinity of the Phase II area include the residential community 1,000 feet to the east, the Clinton Keith Veterinary Hospital approximately 800 feet to the west, the Santa Rosa Apartments approximately 2,300 feet to the south, a residential area approximately 2,050 feet to the northeast, and the new on-campus receptors from Phase I development occupying the building approximately 270 feet away. Noise levels from project-related construction activities were calculated from the simultaneous use of all applicable construction equipment at spatially averaged distances (i.e., from the center of the phase II construction area) to the property line of the closest receptors, and are summarized in Table 5.9-10, *Phase II Project-Related Construction Noise Levels*, of the DEIR.

## **Phase III**

Due to the location of the Phase III development on the Project Site, the distances to the nearest receptors would be different than for the Phase I and Phase II portions of the Project. The sensitive uses in the vicinity of the Phase III Project Site include the residential community 1,000 feet to the east of the Project, the Clinton Keith Veterinary Hospital approximately 1,000 feet to the west, the Santa Rosa Apartments approximately 2,700 feet to the south, a residential area approximately 1,850 feet to the northeast, and a new set of on-site receptors including the existing campus buildings that were constructed during phase I and II, that are approximately 350 feet from the center of the Phase III construction site. Noise levels from Project-related construction activities were calculated from the simultaneous use of all applicable construction equipment at spatially averaged distances (i.e., from the center of the Phase III construction area) to the property line of the closest receptors, and are summarized in Table 5.9-11, *Phase III Project-Related Construction Noise Levels*, of the DEIR.

## **Phase IV**

Due to the location of the Phase IV development on the Project Site, the distances to the nearest receptors would be different than for the previous three phases of the Project. The sensitive uses in the vicinity of the Phase IV Project Site include the residential community 200 feet to the east of the Project, the Clinton Keith Veterinary Hospital approximately 1,400 feet to the west, the Santa Rosa Apartments approximately 3,200 feet to the south, a residential area approximately 1,500 feet to the northeast, and a new set of on-site receptors including the campus buildings that were constructed during Phases I through III, located approximately 500 feet away from Phase IV construction. Noise levels from project-related construction activities were calculated from the simultaneous use of all applicable construction equipment at spatially averaged distances (i.e., from the center of the Phase IV construction area) to the property line of the closest receptors, and are summarized in Table 5.9-12, *Phase IV Project-Related Construction Noise Levels*, of the DEIR.

Construction activities would generate average noise levels, at times, would be above the existing ambient conditions, may be readily perceptible to nearby residential uses, and would be greater than averaged noise levels modeled as described in Tables 5.9-9 through 5.9-12 for Phase I through Phase

IV. Additionally, at times when individual equipment items are at closer positions than the spatially averaged aggregate results above, noise levels from construction processes could potentially, but sporadically and intermittently, result in excursions into the low-80's dBA  $L_{eq}$  at a small set of receptors. This exceeds the noise standards shown in Table 5.9-6, Community Noise and Land Use Compatibility, and Table 5.9-7, Stationary Source Land Use Noise Standards. However, it is important to note that construction activities within the City of Wildomar are not subject to these standards, provided that such activities are conducted during the allowable hours (per Section 15.04.101 City of Wildomar Municipal Code). All construction will occur during the City of Wildomar's allowable hours of construction (i.e., 6:30 AM to 7:00 PM, Monday through Saturday; with no exemption on Sundays or holidays); pursuant to PDF N-1. Nonetheless, in consideration of the length of overall project development to buildout across four phases and the relatively quiet ambient conditions in the semi-rural area, construction noise impacts at off-campus receivers are considered to be potentially significant.

#### **Mitigation Measure**

MM N-1        The Mt. San Jacinto Community College District shall ensure that the following measures take place during all construction phases:

- At least 30 days prior to commencement of demolition or any other construction activities, including all grading activities (on-site & off-site) for each phase, notification shall be given to all residents or businesses within a 1,000-foot radius of the property boundaries regarding the planned construction activities. The notification shall include a brief description of the project, the activities that would occur, and the duration and hours when construction would occur. The notification shall also include the telephone number of the construction contractor's authorized representative to respond in the event of a vibration or noise complaint. Further, all construction signage for every phase of the project shall comply with Chapter 15.04.030 of the Wildomar Municipal Code related to on-site construction signage.
- Fourteen (14) days prior to the beginning of construction activities, a construction sign notice shall be posted along Clinton Keith Road, Salida Del Sol and Elizabeth Lane, clearly visible to the public, that contains a contact name and telephone number of the construction contractor's authorized representative to respond in the event of a vibration or noise complaint. Further, all construction signage shall comply with Chapter 15.04.030 of the Wildomar Municipal Code. If the authorized representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the Community College District Facilities Manager, as well as the City of Wildomar Building Official.
- Construction hours shall comply with Chapter 9.48 of the Wildomar Municipal Code at all times which limit construction hours to 6:30 AM to 6:00 PM between June to September, and 7:00 AM to 6:00 PM between October to May (Monday through Saturday) with no construction occurring on Sundays or holidays.
- All heavy construction equipment used on the Proposed Project shall be maintained in good operating condition, with all internal combustion, engine-driven equipment fitted with intake and exhaust muffles, air intake silencers,

and engine shrouds no less effective than as originally equipped by the manufacturer.

- Electrically-powered equipment shall be used instead of pneumatically-powered or internal-combustion-powered equipment where feasible.
- All stationary noise-generating equipment shall be located as far away as possible from neighboring property lines, with particular attention paid to the residential areas to the north and east of the Project Site, and business to the west of the Project Site.
- All idling of internal combustion engines –both on the site and at nearby queuing areas – shall be limited to no more than five minutes for any given vehicle or machine. Signs shall be posted at the job site and along queuing lanes, construction site lay-down, loading, haul-in, and haul-off staging areas to reinforce the prohibition of unnecessary engine idling. Further, no idling of internal combustion engines—both on the Project Site and at nearby queuing areas—shall occur along the eastern project boundary to minimize noise impacts on the residential neighborhood east of the project site.
- The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only. To the extent that the construction contractor has control over individual vehicle configurations, smart back-up alarms, which automatically adjust the alarm level based on the background noise level, shall be employed at the project site. Alternatively, if such adjustment is not possible, back-up alarms shall be turned off and replaced with human spotters.
- Route all construction-related trips (including worker commuting, material deliveries, and debris/soil hauling) so as to minimize pass-by or residential areas around the Project Site; to the extent feasible.

## **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM N-1 would reduce impacts related to construction noise to a less than significant level.

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that implementation of MM N-1 is feasible, and it is therefore adopted (Pub. Res. Code § 21081[a][1]; Guidelines § 15091[1]).

## **TRANSPORTATION AND TRAFFIC**

**Impact 5.11-3: Adequate parking would be provided for the Proposed Project during all phases of project implementation with the exception of Phase III with 7,000 FTE.**

The proposed campus consists of the campus core with access from Salida Del Sol via four driveways. Two additional driveways would be created along Elizabeth Lane to access the community parking, athletic field, multipurpose courts, and gymnasium on the east side of the site.

All access driveways would be constructed to the city's standards. Vehicle traffic would not pass internally from the campus core to the recreational facilities on the east. Instead, there would be two pedestrian bridge connections from the campus core, to access the preserved open space area, which includes the hill and scrub habitat in the northern portion of the site, and the existing natural drainage courses on the eastern portion of the site. Implementation of the Proposed Project would provide approximately 1,883 parking stalls on five parking lots in four phases. Based on the planned student population numbers and parking ratios from the ITE Parking Generation Manual (4th Edition, 2010), the Proposed Project would provide adequate parking supply at buildout. As shown in Table 5.11-28, the Proposed Project would provide adequate parking capacity to accommodate the anticipated number of FTE students in each phase except during Phase III where there would be a shortage of 145 spaces in Future year 2030. Provided that the enrollment is anticipated to reach or exceed 7,000 FTE upon completion of Phase III, additional parking provisions will be required until full buildout. There is adequate area within the project boundary to provide additional parking capacity. Provision of additional parking spaces during Phase III would reduce impacts to a less than significant level.

#### **Mitigation Measure**

MM TRAN-6 In the event that the anticipated full-time equivalent student (FTE) during Phase III exceeds 6,194 students, Mt. San Jacinto Community College Districts shall provide additional 145 spaces to maintain or exceed the peak period parking demand of 0.18 per FTE until Phase IV development occurs. Additional parking spaces shall be provided by reconfiguring or restriping the existing parking lots, or developing new parking areas within the limits of Phase IV boundary prior to development of Phase IV.

#### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM TRAN-6 would reduce impacts related to parking to a less than significant level.

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that implementation of MM TRAN-6 is feasible, and they are therefore adopted (Pub. Res. Code § 21081[a][1]; Guidelines § 15091[1]).

#### **C. Significant Unavoidable Adverse Impacts**

The following is a summary of the significant unavoidable adverse impacts of the proposed project, where mitigation measures were found to be infeasible or would not reduce impacts to less than significant levels.

#### **BIOLOGICAL RESOURCES**

**Impact 5.3-7: The Proposed Project would not be consistent with one of the MSHCP objective.**

The Project Site is in the Elsinore Area Plan of the Western Riverside MSHCP's criteria cells 5558 and 5455 (Cell Group L'), Subunit 4, Sedco Hills Area. The criteria cells were proposed to be part of the development of Linkage 8. Therefore, MSJCCD has conducted a Habitat Assessment, MSHCP Consistency Analysis, and field surveys for least Bell's vireos, burrowing owls, and CAGN.

MSJCCD would disturb approximately 38.7 acres of the 80.32-acre site, preserving approximately 41.7 acres of open space. MSJCCD is required to comply with Section 6.1 of the MSHCP by completing the Phase I Habitat Evaluation and Acquisition Strategy (HANS) process. The HANS process is used by the County of Riverside to implement portions of the MSHCP by identifying and delineating conservation areas on specific properties. A biologist included in the Riverside County Environmental Programs Division's Authorized Biological Consultant Listing would review the application and perform the HANS analysis order to determine whether all or part of the property is needed for inclusion in the MSHCP Conservation Area. When it is determined that all or part of the property is needed for inclusion in the MSHCP Conservation Area or subjected to MSHCP Conservation Criteria, the parties may enter into negotiations on the terms under which the property or any part thereof will be acquired. If it is determined that all or a portion of the property is not needed for inclusion in the MSHCP Conservation Area, any subsequent development application covering the property released would not be required to comply with the MSHCP Conservation Criteria. The Proposed Project would be developed in compliance with the terms of the HANS negotiation as required under the MSHCP.

As part of the Habitat Assessment, a MSHCP consistency analysis was performed, which reviewed the consistency of the Proposed Project on the following goals of the MSHCP:

The consistency analysis determined that the Proposed Project would be consistent with the MSHCP objectives except for one objective as described below: f

Figure 5.3-1, *MSHCP Conservation Lands and Open Space in Project Vicinity*, shows the vacant lands and existing county-designated open spaces on an aerial photo of the Project Site and criteria cells in the vicinity. The parcels within Cell Group L' currently consist of a residential development in the southwestern corner, with small areas of nondesignated open space; a residential development in the northeastern corner, with approximately 60 acres of designated open space; a vacant parcel in the northwestern corner; and the Project Site, encompassing a total of 320 acres. It should be noted that the Cell Group L' boundaries do not exactly align with the Project Site's western boundary; therefore, only 76.42 acres of the 80.32-acre site are within Cell Group L'. The current open space area within Cell Group L' is 217.3 acres, representing 67.9 percent of the total Cell Group L'. Therefore, the conservation goal of 60 to 70 percent is being met. However, the Proposed Project would convert approximately 37.7 acres of existing open space in Cell Group L' at buildout, therefore decreasing the current open space area from 217.3 acres to 179.6 acres, or from 67.9 percent to 56.1 percent. Therefore, the Proposed Project would adversely affect the objective of meeting the 60 to 70 percent conservation target in the MSHCP.

Although the Proposed Project has been designed to preserve approximately 41.66 acres of the 80.32-acre site, representing 51.9 percent of the Project Site, approximately 9.54 additional acres would need to be preserved to maintain the MSHCP's objective for 60 percent conservation target. Therefore, the Proposed Project would not be consistent with the conservation target objective for Cell Group L'.

The Proposed Project would conserve open space in the northern part of the Project Site, which is most important for reserve assembly within Cell Group L', in particular for conservation of Linkage 8, and MSJCCD will be subject to a Joint Powers Review process, as described in Section 6.6.2 of the MSHCP. It should be noted that the Reserve Assembly process incorporates flexibility to enable new information and data to be incorporated as part of the long-term MSHCP implementation process. Implementation of MM BIO-1 through BIO-8, RR BIO-1, and PDF BIO-1 would provide on and offsite mitigation that would collectively work together to reduce impacts associated with biological resources within the Project Site. However, even with compliance with the required regulations, project design features, and mitigation measures, the Proposed Project would result in conversion of open space to urban uses and decrease in conservation area target within Cell Group L' to below the target level. Therefore, the Proposed Project would not be consistent with the MSHCP's Reserve Assembly objective.

### **Mitigation Measure**

MM Same as MM BIO-1 through MM BIO-8.

### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM BIO-1 through MM BIO-8, RR BIO-1, and PDF BIO-1 would reduce impacts related to biological resources impact.

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that implementation of MM BIO-1 through MM BIO-8 is feasible, and it is therefore adopted (Pub. Res. Code § 21081[a][1]; Guidelines § 15091[1]).

However, even with compliance with the required regulations, project design features, and mitigation measures, the Proposed Project would result in conversion of open space to urban uses and decrease in conservation area target within Cell Group L' to below the target level. Therefore, the Proposed Project would not be consistent with the MSHCP's Reserve Assembly objective. Therefore, biological resources impact would remain significant and unavoidable, and a Statement of Overriding Considerations is required.

### **LAND USE**

#### **Impact 5.8-2: The Proposed Project would conflict with one objective of the Western Riverside County Multiple Species Habitat Conservation Plan.**

The Proposed Project has been designed to preserve approximately 41.66 acres of the 80.32-acre site, representing 51.9 percent of the Project Site. In order to meet the MSHCP's target open space goal, MSJCCD can only develop 29.1 acres of the Project Site, which represents 36.2 percent of the Project Site. If MSJCCD implements only Phase I through Phase III of the I-15 Corridor Campus Master Plan, and eliminate the proposed foot trails and pedestrian bridges, then the target 60 percent open space would be met. However, such mitigation would change the description of the Project and would not meet the Project's objectives of providing necessary recreational amenities. Therefore, the Proposed Project would not be consistent with the conservation target objective for Cell Group L'.



There is no feasible mitigation measure to reduce the impacts to a less than significant level. Impact 5.8-2 would remain significant and unavoidable.

### **Mitigation Measure**

MM Same as MM BIO-1 through MM BIO-8.

### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM BIO-1 through MM BIO-8, RR BIO-1, and PDF BIO-1 would reduce impacts related to biological resources impact.

Changes or alterations have been required in, or incorporated into, the Proposed Project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that implementation of MM BIO-1 through MM BIO-8 is feasible, and it is therefore adopted (Pub. Res. Code § 21081[a][1]; Guidelines § 15091[1]).

However, even with compliance with the required regulations, project design features, and mitigation measures, the Proposed Project would result in conversion of open space to urban uses and decrease in conservation area target within Cell Group L' to below the target level. Therefore, the Proposed Project would not be consistent with the MSHCP's Reserve Assembly objective. Therefore, land use and planning impact would remain significant and unavoidable, and a Statement of Overriding Considerations is required.

## **NOISE**

### **Impact 5.9-2: Implementation of the Proposed Project would result in operational traffic-related noise impacts at buildout.**

A single segment of roadway (i.e., Salida Del Sol between La Estrella Street and Clinton Keith Road) was identified to experience substantial increases in traffic noise due to the implementation of the project. The segment of Salida Del Sol between La Estrella Street and Clinton Keith Road is the main roadway serving the campus and traffic flow noise would increase by 10.7 dB as a result of the campus development (at full build-out). No individual measure and no set of feasible or practical mitigation measures are available to reduce project-generated traffic noise to less than significant levels along the Salida Del Sol segment adjacent to the campus. Thus, traffic noise impacts along the single segment of Salida Del Sol between La Estrella Street and Clinton Keith Road would be significant and unavoidable.

### **Mitigation Measure**

No feasible mitigation measures have been identified.

### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that there is no feasible mitigation measure to reduce operational traffic noise impacts.

Operational traffic noise levels would at times could exceed the significance thresholds and impacts would remain significant and unavoidable. A Statement of Overriding Considerations is required.

## **TRANSPORTATION AND TRAFFIC**

**Impact 5.11-1: Project-related trip generation would adversely impact levels of service for the traffic study area intersections and roadway segments.**

### **Existing (Year 2016) With Project Intersection LOS Analysis**

A level of service analysis was conducted to evaluate addition of project traffic to the Existing Year (2016) intersection operating conditions during the weekday AM and PM peak hours. In order to determine any direct project impacts, the full buildout traffic from the project (10,000 FTEs) was added to existing traffic volumes. All study area intersection lane configurations are assumed to remain unchanged from Existing conditions. The Proposed Project would result in potentially significant impacts to the following 8 intersections during one or both peak hours:

#### *Signalized*

- 1) Palomar Street/Clinton Keith Road (#1)
- 2) Arya Road/Clinton Keith Road (#5)
- 3) Via Madrid/Clinton Keith Road (#14)
- 4) Greer Road/Clinton Keith Road (#15)
- 5) Murrieta Oaks Avenue/Clinton Keith Road (#16)
- 6) Whitewood Road/Clinton Keith Road (#20)

#### *Unsignalized*

- 7) Salida Del Sol/Clinton Keith Road (#8)
- 8) Elizabeth and Clinton Keith (#9)

### **Opening Year (2022) With Project Intersection LOS Analysis**

Project traffic associated with Phase I (1,500 FTEs) was added to Opening (Year 2022) traffic volumes. All study area intersection lane configurations are assumed to remain unchanged from Existing conditions. The Proposed Project would result in potentially significant impacts to the following four intersections during one or both peak hours:

#### *Signalized*

- 1) Palomar Street/Clinton Keith Road (#1)
- 2) Via Madrid/Clinton Keith Road (#14)

#### *Unsignalized*

- 3) Salida Del Sol/Clinton Keith Road (#8)
- 4) Elizabeth and Clinton Keith (#9)

### **Interim (Year 2024) With Project Intersection LOS Analysis**

Project traffic associated with Phase II (2,800 FTEs) was added to Interim (Year 2024) traffic volumes. All study area intersection lane configurations are assumed to remain unchanged from Existing conditions. The Proposed Project would result in potentially significant impacts to the following six intersections during one or both peak hours:

#### *Signalized*

- 1) Arya Road/Clinton Keith Road (#5)
- 2) Via Madrid/Clinton Keith Road (#14)
- 3) Greer Road/Clinton Keith Road (#15)
- 4) Whitewood Road/Clinton Keith Road (#20)

#### *Unsignalized*

- 5) Salida Del Sol/Clinton Keith Road (#8)
- 6) Elizabeth and Clinton Keith (#9)

### **Future (Year 2030) With Project Intersection LOS Analysis**

Project traffic associated with Phase III (7,000 FTEs) was added to Future (Year 2030) traffic volumes. All study area intersection lane configurations are assumed to remain unchanged from Existing conditions. The Proposed Project would result in potentially significant impacts to the following 12 intersections:

#### *Signalized*

- 1) Palomar and Clinton Keith (#1)
- 2) Hidden Springs and Clinton Keith (#2)
- 3) I-15 SB Ramps and Clinton Keith (#3)
- 4) Arya and Clinton Keith (#5B)
- 5) George and Clinton Keith (#6)
- 6) Inland Valley and Clinton Keith (#7A)
- 7) Via Madrid and Clinton Keith (#14)
- 8) Greer and Clinton Keith (#15)
- 9) Murrieta Oaks and Clinton Keith (#16)
- 10) Whitewood and Clinton Keith (#20)

#### *Unsignalized*

- 11) Salida Del Sol and Clinton Keith (#8)
- 12) Elizabeth and Clinton Keith (#9)

### **Buildout (Year 2035) With Project Intersection LOS Analysis**

Project traffic associated with Phase IV (10,000 FTEs) was added to Buildout (Year 2035) traffic volumes. The Proposed Project would result in potentially significant impacts to the following 17 intersections during one or both peak hours.

### *Signalized*

- 1) Palomar and Clinton Keith (#1)
- 2) Hidden Springs and Clinton Keith (#2)
- 3) I-15 SB Ramps and Clinton Keith (#3)
- 4) Arya and Clinton Keith (#5B)
- 5) George and Clinton Keith (#6)
- 6) Inland Valley and Clinton Keith (#7A)
- 7) Copper Craft and Clinton Keith (#11)
- 8) Nutmeg and Clinton Keith (#12)
- 9) Via Madrid and Clinton Keith (#14)
- 10) Greer and Clinton Keith (#15)
- 11) Murrieta Oaks and Clinton Keith (#16)
- 12) McElwain and Clinton Keith (#17)
- 13) Whitewood and Clinton Keith (#20)
- 14) California Oaks and Jackson (#22)

### *Unsignalized*

- 15) Salida Del Sol and Clinton Keith (#8)
- 16) Elizabeth and Clinton Keith (#9)
- 17) I-15 SB Ramps and Baxter (#28)

### **Existing Year (2016) With Project Roadway Segment Analysis**

The roadway segment analysis is used as a planning tool to evaluate the adequacy of existing roadway segment capacities. A V/C ratio of greater than 1.01 to 1.25 suggests that it potentially exceeds capacity and additional review is required; however, if adjacent intersections provide the lanes needed to achieve acceptable peak hour LOS, then segment capacity improvements between key intersections may not be needed. A V/C ratio greater than 1.26 is considered exceeding capacity.

Table 5.11-17 of the DEIR summarizes the Existing (2016) With Project v/c ratio at the study area roadway segments. As shown, the two segments—Clinton Keith between Inland Valley and Salida Del Sol (#B) and Clinton Keith between Salida Del Sol and Elizabeth (#C)—exceed the average daily vehicle capacity thresholds, which are the same two segments exceed the thresholds without the Proposed Project. And one segment—Clinton Keith between Greer and Murietta Oaks (#E)—potentially exceeds capacity. However, if adjacent intersections provide the lanes needed to achieve acceptable peak hour LOS, then segment capacity improvements between intersections may not be needed. The adjacent intersections for roadway segments are #7, #8, #9, #15, and #16. As shown in Table 5.11-12 of the DEIR, two adjacent intersections (i.e., #8 and #9) are projected to operate at unacceptable LOS without mitigation.

### **Opening Year (2022) With Project Roadway Segment LOS Analysis**

Table 5.11-18 of the DEIR provides a summary of the Opening (Year 2022) Conditions roadway segment capacity analysis. As shown on Table 5.11-18 of the DEIR, 3 out of the total of 8 study area roadway segments (i.e., Clinton Keith between Inland Valley and Salida Del Sol (#B), Clinton Keith between Salida Del Sol and Elizabeth (#C), and Clinton Keith between Greer and Murietta Oaks

(#E)) exceed or potentially exceed the average daily vehicle capacity thresholds under Opening (Year 2022) Conditions. The same three segments already exceed or potentially exceed the threshold capacity under no project condition. Although three segments exceed or potentially exceed roadway capacity threshold, if adjacent intersection provide the lanes needed to achieve acceptable peak hour LOS, then segment capacity improvements between key intersection are not required. The adjacent intersections for roadway segments are #7, #8, #9, #15, and #16. As shown in Table 5.11-13 of the DEIR, two adjacent intersections (i.e., #8 and #9) are projected to operate at unacceptable LOS without mitigation.

#### **Interim (Year 2024) With Project Roadway Segment LOS Analysis**

Table 5.11-19 of the DEIR summarizes the Interim (Year 2024) With Project level of service at the study area roadway segments. As shown on Table 5.11-19, 3 out of the total of 8 study area roadway segments (i.e., Clinton Keith between Inland Valley and Salida Del Sol (#B), Clinton Keith between Salida Del Sol and Elizabeth (#C), and Clinton Keith between Greer and Murietta Oaks (#E)) exceed or potentially exceed the average daily vehicle capacity thresholds under Interim (Year 2024) Conditions. However, the same three segments already exceed or potentially exceed the threshold capacity under no project condition. The adjacent intersections for roadway segments are #7, #8, #9, #15, and #16. As shown in Table 5.11-14 of the DEIR, three adjacent intersections (i.e., #8, #9, and #15) are projected to operate at unacceptable LOS without mitigation.

#### **Future Year (2030) With Project Roadway Segment LOS Analysis**

Table 5.11-20 of the DEIR summarizes the Future (2030) With Project level of service at the study area roadway segments. As shown on Table 5.11-20, 3 out of the total of 8 study area roadway segments (i.e., Clinton Keith between Inland Valley and Salida Del Sol (#B), Clinton Keith between Salida Del Sol and Elizabeth (#C), and Clinton Keith between Greer and Murietta Oaks (#E)) exceed the average daily vehicle capacity thresholds under Future (Year 2030) Conditions. However, the same three segments already exceed or potentially exceed the threshold capacity under no project condition. As shown in Table 5.11-15 of the DEIR, five adjacent intersections (i.e., #7, #8, #9, #15 and #16) are projected to operate at unacceptable LOS without mitigation.

#### **Buildout (Year 2035) With Project Roadway Segment LOS Analysis**

Table 5.11-21 of the DEIR summarizes the Buildout (Year 2035) With Project level of service at the study area roadway segments. As shown on Table 5.11-21, 4 out of the total of 8 study area roadway segments (i.e., Clinton Keith between Palomar and Hidden Springs (#A), Clinton Keith between Inland Valley and Salida Del Sol (#B), Clinton Keith between Salida Del Sol and Elizabeth (#C), and Clinton Keith between Greer and Murietta Oaks (#E)) exceed the average daily vehicle capacity thresholds under Buildout (Year 2035) Conditions. However, the same three segments already exceed the threshold capacity under no project condition. As shown in Table 5.11-16 of the DEIR, seven adjacent intersections (i.e., #1, #2, #7, #8, #9, #15 and #16) are projected to operate at unacceptable LOS without mitigation.

Although MSJCCD will be implementing the following project design features (PDFs) and regulatory requirement (RR), additional mitigation measures would be necessary reduce project traffic impacts to a less than significant level.

PDF TRAN-1 MSJCCD will coordinate with the City of Wildomar to install appropriate offsite signage and markings, including, but not limited to the following:

- No Stopping Anytime sign on Clinton Keith Road between Salida Del Sol and Elizabeth Lane
- No Parking sign on Salida Del Sol and Elizabeth Lane between Clinton Keith Road and La Estrella
- No Parking sign on La Estrella between Salida Del Sol and Elizabeth Lane.

RR TRAN-1 The Proposed Project's construction activities within the public street rights-of-way will be conducted in accordance with the City of Wildomar Municipal Code Title 12, Streets, Sidewalks and Public Places, Section 12.08.020, Encroachments and Excavation.

### **Mitigation Measures**

#### ***Existing (Year 2016) With Project Intersection Impacts***

MM TRAN-1 The Mt. San Jacinto Community College District shall coordinate with the City of Wildomar and pay an appropriate fair-share amount to provide the following traffic improvements. The fair share contribution amount shall be, at a minimum, the percentage identified in the Wildomar Campus Master Plan Traffic Study, IBI, September 2016.

- #1. Palomar and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.
- #5a. Arya and Clinton Keith: Optimize signal timing to provide a longer green time to eastbound and westbound approaches.
- #14a. Via Madrid and Clinton Keith: Optimize signal timing to provide a shorter overall cycle length.
- #15a. Greer and Clinton Keith: Optimize signal timing to provide a shorter overall cycle length.
- #16. Murrieta Oaks and Clinton Keith: Optimize signal split to increase eastbound green time and decrease westbound green time and vice versa for reverse peak hour.
- #20. Whitewood and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.
- #8a. Salida Del Sol and Clinton Keith: Install traffic signal. Meets Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD) signal warrant criteria (Warrant 3, peak hour).
- #8b. Salida Del Sol and Clinton Keith: Restripe westbound approach to provide one through lane and one right-turn lane.

- #9. Elizabeth and Clinton Keith: Install traffic signal. Does not meet MUTCD signal warrant criteria (Warrant 3, peak hour), however, roadway widening or addition of lanes does not adequately address delay on the minor street approach.

***Opening (Year 2022) With Project Intersection Impacts***

MM TRAN-2 The Mt. San Jacinto Community College District shall coordinate with the City of Wildomar and pay an appropriate fair-share amount to provide the following traffic improvements. The fair share contribution amount shall be, at a minimum, the percentage identified in the Wildomar Campus Master Plan Traffic Study, IBI, September 2016.

- #1. Palomar and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.
- #14a. Via Madrid and Clinton Keith: Optimize signal timing to provide a shorter overall cycle length
- #8a. Salida Del Sol and Clinton Keith: Install traffic signal. Meets the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD) signal warrant criteria (Warrant 3, peak hour).
- #9a. Elizabeth and Clinton Keith: Install traffic signal. Does not meet MUTCD signal warrant criteria (Warrant 3, peak hour), however, roadway widening or addition of lanes does not adequately address delay on the minor street approach.

***Interim (Year 2024) With Project Intersection Impacts***

MM TRAN-3 The Mt. San Jacinto Community College District shall coordinate with the City of Wildomar and pay an appropriate fair-share amount to provide the following traffic improvements. The fair share contribution amount shall be, at a minimum, the percentage identified in the Wildomar Campus Master Plan Traffic Study, IBI, September 2016.

- #5a. Arya and Clinton Keith: Optimize signal timing to provide a longer green time to eastbound and westbound approaches.
- #14a. Via Madrid and Clinton Keith: Optimize signal timing to provide a shorter overall cycle length.
- #15b. Greer and Clinton Keith: Optimize signal timing and splits to provide a longer overall cycle length.
- #20. Whitewood and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.
- #8a. Salida Del Sol and Clinton Keith: Install traffic signal. Meets the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD) signal warrant criteria (Warrant 3, peak hour).

- #9a. Elizabeth and Clinton Keith: Install traffic signal. Does not meet MUTCD signal warrant criteria (Warrant 3, peak hour), however, roadway widening or addition of lanes does not adequately address delay on the minor street approach.

***Future (Year 2030) With Project Intersection Impacts***

MM TRAN-4 The Mt. San Jacinto Community College District shall coordinate with the City of Wildomar and pay an appropriate fair-share amount to provide the following traffic improvements. The fair share contribution amount shall be, at a minimum, the percentage identified in the Wildomar Campus Master Plan Traffic Study, IBI, September 2016.

- #1. Palomar and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.
- #2. Hidden Springs and Clinton Keith: Modify eastbound and westbound left-turns from protected to permitted and optimize cycle length.
- #3a. I-15 SB Ramps and Clinton Keith: Optimize signal timing to provide a longer green time to the southbound approach.
- #5b. Arya and Clinton Keith: Modify eastbound and westbound left-turns from protected to permitted and optimize cycle length.
- #6. George and Clinton Keith: Optimize signal timing to provide a longer green time to eastbound and westbound approaches.
- #7a. Inland Valley and Clinton Keith: Optimize signal timing to provide a longer green time to eastbound and westbound approaches.
- #14b. Via Madrid and Clinton Keith: Optimize signal timing to provide a longer green time for eastbound and westbound approaches.
- #15b. Greer and Clinton Keith: Optimize signal timing and splits to provide a longer overall cycle length.
- #15c. Greer and Clinton Keith: Optimize signal timing to provide additional green time to the eastbound and westbound approaches.
- #16. Murrieta Oaks and Clinton Keith: Optimize signal splits to increase eastbound green time and decrease westbound green time and vice versa for reverse peak hour.
- #20. Whitewood and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.
- #8a. Salida Del Sol and Clinton Keith: Install traffic signal. Meets MUTCD signal warrant criteria (Warrant 3, peak hour).
- #8b. Salida Del Sol and Clinton Keith: Restripe westbound approach to provide one through lane and one right-turn lane.



- #9b. Elizabeth and Clinton Keith: Install traffic signal. Meets MUTCD signal warrant criteria (Warrant 3, peak hour).

***Buildout (Year 2035) With Project Intersection Impacts***

MM TRAN-5 The Mt. San Jacinto Community College District shall coordinate with the City of Wildomar and pay an appropriate fair-share amount to provide the following traffic improvements. The fair share contribution amount shall be, at a minimum, the percentage identified in the Wildomar Campus Master Plan Traffic Study, IBI, September 2016.

- #1. Palomar and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.
- #2. Hidden Springs and Clinton Keith: Modify eastbound and westbound left-turns from protected to permitted and optimize cycle length.
- #3b. I-15 SB Ramps and Clinton Keith: Install eastbound free right-turn lane.
- #5b. Arya and Clinton Keith: Modify eastbound and westbound left-turns from protected to permitted and optimize cycle length.
- #6. George and Clinton Keith: Optimize signal timing to provide a longer green time to eastbound and westbound approaches.
- #7b. Inland Valley and Clinton Keith: Restripe northbound approach to provide one left-turn lane and one shared left/right-turn lane.
- #11. Copper Craft and Clinton Keith: Optimize signal timing to provide a longer green time to eastbound and westbound approaches.
- #12. Nutmeg and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.
- #14b. Via Madrid and Clinton Keith: Optimize signal timing to provide a longer green time for eastbound and westbound approaches.
- #15b. Greer and Clinton Keith: Optimize signal timing to provide a longer cycle time.
- #16. Murrieta Oaks and Clinton Keith: Optimize signal splits to increase eastbound green time and decrease westbound green time and vice versa for reverse peak hour.
- #17. McElwain and Clinton Keith: Optimize signal splits to increase eastbound green time and decrease westbound green time and increase overall cycle length.
- #20. Whitewood and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.
- #22. California Oaks and Jackson: Optimize signal timing to provide a longer overall cycle length.

- #8a. Salida Del Sol and Clinton Keith: Install traffic signal. Meets MUTCD signal warrant criteria (Warrant 3, peak hour).
- #8b. Salida Del Sol and Clinton Keith: Restripe westbound approach to provide one through lane and one right-turn lane.
- #8c. Salida Del Sol and Clinton Keith: Add second westbound through lane.
- #9b. Elizabeth and Clinton Keith: Install traffic signal. Meets MUTCD signal warrant criteria (Warrant 3, peak hour).
- #28. I-15 SB Ramps and Baxter: Install traffic signal. Meets MUTCD signal warrant criteria (Warrant 3, peak hour).

The summary of intersection improvements and associated fair share percentages for the Proposed Project for Impact 5.11-1 is shown in Table 5.11-30.

### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that MM TRAN-1 through MM TRAN-5 would reduce impacts related to the Proposed Project's traffic impacts.

Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR. These changes are identified in the form of mitigation measures as presented above. MSJCCD hereby finds that implementation of MM TRAN-1 through MM TRAN-5 are feasible. However, the ability to implement these mitigation measures are subject to the review and approval of the City of Wildomar and Caltrans, and are thus dependent on factors beyond the control of MSJCCD. Therefore, MSJCCD cannot guarantee implementation of identified mitigation measures, and impacted intersections could remain significant. Impact 5.11-1 would remain significant and unavoidable. A Statement of Overriding Considerations is required.

**Impact 5.11-2: The Proposed Project would adversely impact freeway mainline segment at southbound I-15 North of Clinton Keith Road (AM peak hour) for Interim (Year 2024), Future (Year 2030) and Buildout (Year 2035) conditions.**

#### *Existing Year (2016) With Project Freeway Mainline LOS Analysis*

A level of service analysis was conducted to evaluate addition of project traffic to the Existing (Year 2016) freeway mainline conditions. In order to determine any direct project impacts, the full buildout traffic from the project was added to existing traffic volumes. Table 5.11-22, *Existing Year (2016) With Project Freeway Mainline Analysis*, of the DEIR summarizes the Existing (2016) With Project level of service at the study area freeway mainline segments. As shown, all freeway mainlines are forecast to operate at LOS D or better, not exceeding the threshold of unacceptable LOS F. Impacts would be less than significant.

#### *Opening Year (2022) With Project Freeway Mainline LOS Analysis*

A level of service analysis was conducted to evaluate addition of project traffic to the Opening (Year 2022) freeway mainline conditions. In order to determine any project impacts, Phase I traffic from

the project was added to existing traffic volumes. Table 5.11-23, *Opening Year (2022) With Project Freeway Mainline Analysis*, of the DEIR summarizes the Opening (Year 2022) With Project level of service. As shown, all freeway mainlines are projected to operate at acceptable LOS E or better, with the exception of I-15 northbound (north of Clinton Keith) in the PM peak hour which adds approximately 40 peak hour trips to an already deficient location. Since the threshold for a freeway impact is an addition of 100 trips or more, impacts would be less than significant.

*Interim Year (2024) With Project Freeway Mainline LOS Analysis*

A level of service analysis was conducted to evaluate addition of project traffic to the Interim (Year 2024) freeway mainline conditions. In order to determine any project impacts, Phase II traffic from the project was added to existing traffic volumes. Table 5.11-24, *Interim Year (2024) With Project Freeway Mainline Analysis*, of the DEIR summarizes the Interim (Year 2024) With Project level of service at the study area freeway mainline segments. As shown, four freeway mainlines are projected to operate at unacceptable LOS F. Since the project contributes to an already deficient freeway segment and adds 100 or more peak hour trips at I-15 north of Clinton Keith Road (southbound direction, AM peak hour), the impact would be considered potentially significant. The project does not add 100 or more trips at the other freeway mainline locations that operate unacceptably.

- Southbound I-15 North of Clinton Keith Road (AM Peak)

*Future Year (2030) With Project Freeway Mainline LOS Analysis*

A level of service analysis was conducted to evaluate addition of project traffic to the Future (Year 2030) freeway mainline conditions. In order to determine any project impacts, Phase III traffic from the project was added to existing traffic volumes. Table 5.11-25, *Future Year (2030) With Project Freeway Mainline Analysis*, of the DEIR summarizes the Future (Year 2030) With Project level of service at the study area freeway mainline segments. As shown, four freeway mainline segments are anticipated to operate at unacceptable LOS F. Since the project contributes to an already deficient freeway segment and adds 100 or more peak hour trips at I-15 north of Clinton Keith Road (southbound direction, AM peak hour), the impact would be considered potentially significant. The project does not add 100 or more trips at the other freeway mainline locations that operate unacceptably.

- Southbound I-15 North of Clinton Keith Road (AM Peak)

*Buildout (Year 2035) With Project Mainline LOS*

A level of service analysis was conducted to evaluate addition of project traffic to the Buildout (Year 2035) freeway mainline conditions. In order to determine any project impacts, Phase IV traffic from the project was added to existing traffic volumes. Table 5.11-26, *Buildout Year (2035) With Project Freeway Mainline Analysis*, of the DEIR summarizes the Buildout (Year 2035) With Project level of service at the study area freeway mainline segments. Since the project contributes to an already deficient freeway segment and adds 100 or more peak hour trips at I-15 north of Clinton Keith Road (southbound direction, AM peak hour), the impact would be considered potentially significant. The project does not add 100 or more trips at the other freeway mainline locations that operate unacceptably.

- Southbound I-15 North of Clinton Keith Road (AM Peak)

As shown in Table 5.11-27 of the DEIR and below, the freeway segments that would operate at LOS F with project conditions are also anticipated to operate at LOS F without the project. However, the Proposed Project would add 100 trips to one freeway segment, the southbound I-15 north of Clinton Keith Road during AM peak, that already operate at LOS F during Phase II, III, and IV of the Master Plan implementation. Therefore, this is considered a potentially significant impact.

**Table 5.11-27 Summary of Impacted Freeway Mainline Segments**

	Mainline Segment		Without Project			With Project			Change in Volume
<b>Phase I – 2022</b>									
NB	I-15 north of Clinton Keith Road	PM	6,502	45.3	F	6,542	46.1	F	40
<b>Phase II – 2024</b>									
NB	I-15 north of Clinton Keith Road	PM	6,717	45.7	F	6,757	46.1	F	40
SB	<b>I-15 north of Clinton Keith Road</b>	<b>AM</b>	<b>6,717</b>	<b>45.7</b>	<b>F</b>	<b>6,817</b>	<b>46.2</b>	<b>F</b>	<b>100</b>
NB	I-15 south of Clinton Keith Road	PM	6,717	45.7	F	6,797	46.2	F	80
SB	I-15 south of Clinton Keith Road	AM	6,717	45.7	F	6,737	46.2	F	20
<b>Phase III – 2030</b>									
NB	I-15 north of Clinton Keith Road	PM	7,364	50.4	F	7,404	51.1	F	40
SB	<b>I-15 north of Clinton Keith Road</b>	<b>AM</b>	<b>7,364</b>	<b>50.4</b>	<b>F</b>	<b>7,464</b>	<b>52.2</b>	<b>F</b>	<b>100</b>
NB	I-15 south of Clinton Keith Road	PM	7,364	50.4	F	7,444	51.8	F	80
SB	I-15 south of Clinton Keith Road	AM	7,364	50.4	F	7,384	50.8	F	20
<b>Phase IV – 2035</b>									
NB	I-15 north of Clinton Keith Road	PM	7,902	61.5	F	7,942	62.5	F	40
SB	<b>I-15 north of Clinton Keith Road</b>	<b>AM</b>	<b>7,902</b>	<b>61.5</b>	<b>F</b>	<b>8,002</b>	<b>64</b>	<b>F</b>	<b>100</b>
NB	I-15 south of Clinton Keith Road	PM	7,902	61.5	F	7,982	63.5	F	80
SB	I-15 south of Clinton Keith Road	AM	7,902	61.5	F	7,922	62	F	20

The Proposed Project would result in significant freeway mainline impact at southbound I-15 North of Clinton Keith Road (AM peak hour) for Interim (Year 2024), Future (Year 2030) and Buildout (Year 2035) conditions.

Freeway mainlines are under the jurisdiction of California Department of Transportation (Caltrans), and physical improvements on Caltrans' right-of-way to reduce impact is beyond the control of MSJCCD. Additionally, any right-of-way acquisition would require substantial funding and would result in numerous impacts to adjacent properties. Therefore, freeway mainline improvements would not be economically and socially feasible. The ability to provide freeway mitigation is dependent on factors beyond the control of MSJCCD and no mitigation measure is available. Therefore, project's freeway mainline impacts under Interim (Year 2024), Future (Year 2030) and Buildout (2035) conditions would remain significant and unavoidable.

*Existing (Year 2016) and Opening (Year 2022) With Project Freeway Mainline Impact*

No freeway mainline impact has been identified and no mitigation measures were necessary.

### *Interim (Year 2024), Future (Year 2030) and Buildout (2035) With Project Freeway Impact*

The Proposed Project would result in significant impact at southbound I-15 North of Clinton Keith Road (AM peak hour) for Interim (Year 2024), Future (Year 2030) and Buildout (Year 2035) conditions.

Freeway mainlines are under the jurisdiction of Caltrans, and physical improvements on Caltrans' right-of-way to reduce impact is beyond the control of MSJCCD. Additionally, any right-of-way acquisition would require substantial funding and would result in numerous impacts to adjacent properties. Therefore, freeway mainline improvements would not be economically and socially feasible. The ability to provide freeway mitigation is dependent on factors beyond the control of MSJCCD and no mitigation measure is available. Therefore, project's freeway mainline impacts under Interim (Year 2024), Future (Year 2030) and Buildout (2035) conditions would remain significant and unavoidable.

#### **Mitigation Measure**

Freeway mainlines are under the jurisdiction of the Caltrans and improvements in the Caltrans' right-of-way would require approval that is beyond MSJCCD's discretionary power. Mitigation measure involving right-of-way acquisition or other improvements would require substantial funding from Caltrans and would result in numerous impacts to adjacent properties, therefore, would be economically and socially infeasible. Therefore, MSJCCD determined freeway mainline impacts to have no feasible mitigation.

#### **Finding**

MSJCCD finds, based on the Final EIR and the whole of the record, that there is no feasible mitigation measure to reduce impacts to freeway mainlines. Additionally, freeway mainlines are under the jurisdiction of Caltrans and physical improvements to Caltrans facilities require approvals beyond the control of MSJCCD. Therefore, impacts to freeway mainlines would remain significant. Impact 5.11-2 would remain significant and unavoidable. A Statement of Overriding Considerations is required.

#### **D. Alternatives To The Proposed Project**

##### **ALTERNATIVES CONSIDERED AND REJECTED DURING THE SCOPING/PROJECT PLANNING PROCESS**

The following is a discussion of the alternatives considered during the scoping and planning process and the reasons why they were not selected for detailed analysis in the EIR.

##### **1. Alternative Development Areas**

CEQA requires that the discussion of alternatives focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project. The key question and first step in the analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR (Guidelines Sec. 15126[5][B][1]).

MSJCCD considered the following alternative locations to develop the proposed I-15 Corridor Campus but rejected as being infeasible:

- **Murrieta Education Center:** A location in the City of Murrieta near the I-15 and I-215 corridors was considered. This alternative location was introduced by a developer interested in constructing a campus and leasing the structure to MSJCCD. The campus would be comprised of 34,326 square feet and was to be leased to MSJCCD at an agreed amount of approximately \$1.18 million per year. However, this alternative site had insufficient land area to provide adequate parking to accommodate MSJCCD's needs and the required tenant improvements were in excess of \$1.5 million without a purchase option for MSJCCD. Therefore, this alternative was considered but rejected as infeasible.
- **Temecula Education Center:** A location in the City of Temecula near I-15 corridor was considered. This alternative location was introduced by a developer interested in constructing a campus and leasing the structure to MSJCCD. The campus would be comprised of 50,000 square feet and was to be leased to MSJCCD at an agreed amount of approximately 1.16 million per year. However, as with the Murrieta Education Center alternative, this alternative site had insufficient land area to provide adequate parking to accommodate MSJCCD's needs and the required tenant improvements were in excess of \$1.5 million without a purchase option for MSJCCD. Therefore, this alternative was considered but rejected as infeasible.
- **Lake Elsinore Campus:** A location east of I-15 off Nichols Road as part of a residential development in the City of Lake Elsinore was considered by MSJCCD. This undeveloped alternative site was comprised of two major parcels, with the northern portion in the City of Lake Elsinore and the southern portion in the unincorporated Riverside County. However, this alternative site location was not an ideal location for the target student population for MSJCCD. And this alternative site was bisected by the Stovepipe Creek streambed. Therefore, development of similar size and type of community college as the Proposed Project would have substantially the same environmental impact as the Proposed Project, while not serving the targeted student population, and potentially increasing vehicle miles traveled for students. Therefore, this alternative was considered but rejected for further consideration.

## **2. Alternative Site Design**

In addition to the alternative development sites, MSJCCD evaluated various design options in an effort to reduce environmental impacts while accommodating necessary programs and meeting project objectives. MSJCCD reviewed a design alternative with three parking structures instead of surface parking lots and two baseball fields instead of a football field and track. This design alternative is shown in Figure 7-1, Alternative Parking Design Alternative. One of the designs considered by District in the early stage of planning included three multi-story parking structures. However, this alternative was determined as having greater impact due to the size of the buildings and grading amount. This design alternative would have substantially greater impacts on aesthetics, air quality, and noise. Therefore, this alternative was considered but rejected for further consideration.

## **ALTERNATIVES SELECTED FOR FURTHER ANALYSIS**

The following alternatives were determined to represent a reasonable range of alternatives with the potential to feasibly attain most of the basic objectives of the project but avoid or substantially lessen any of the significant effects of the project.

### **1. Alternative 1: No Project/No Development Alternative**

Under the No Project/ No Development alternative, the Project Site is not developed and no other development occurs on site. Conditions onsite remain as they are; that is undeveloped land with natural terrain and vegetation. This alternative would limit presence of MSJCCD to the areas with the largest student population in MSJCCD. Enrollment growth from the southwest region of MSJCCD has outpaced all other regions in the MSJCCD's 1,700 mile boundary. This growth over the last two decades has resulted in the inability to increase course offerings at the Meniffee Valley Campus with all classroom and lab facilities scheduled to capacity. Waitlists for students in this portion of MSJCCD are several thousand, and they would likely to travel to Palomar College or Riverside Community College for access to the courses.

This alternative would lessen environmental impacts in all areas except in GHG emissions and operational air quality, and would avoid all significant and unavoidable impacts (i.e., biological resources, land use, noise, and transportation and traffic). Therefore, this alternative is considered environmentally superior when compared to the Proposed Project.

### **Finding**

MSJCCD finds that the No Project Alternative is less desirable than the Proposed Project and rejects this alternative (Public Resources Code § 21081[a][3], Guidelines § 15091[a][3]).

Pursuant to CEQA Guidelines Section 15126.6[f], the "alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project." Additionally, among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts." [Guidelines Sec. 15126.6(c)] No Project Alternative would fail to meet most of the basic project objectives.

### **2. Alternative 2: Reduced Student Capacity Alternative**

In this alternative, student capacity would be reduced by 30 percent to 7,000 students instead of 10,000 students. Therefore, under this alternative, the maximum student enrollment capacity would be reached in Phase III with 7,000 students. This reduced student capacity would also reduce the total building area by 47,000 square feet, from 495,000 square feet to 448,000 square feet, by eliminating the need to construct one general classroom building and the reduced student capacity would also reduce the required number of parking spaces. Phase IV development would include supporting facilities such as the maintenance & operations building and STEM building on the west main campus and athletic facilities on the east campus.

This alternative would lessen environmental impacts in the areas of construction air quality, biological resources, noise, public services, transportation and traffic, utilities and service system, and

energy. Impacts in the areas of aesthetics, cultural resources, hazards, hydrology and water quality, and land use and planning would be similar to the Proposed Project. Long-term operational air quality and GHG emissions impact would be greater than the Proposed Project. This alternative would lessen environmental impacts in the areas of biological resources, land use and planning, noise, and transportation and traffic, but impacts would remain as significant and unavoidable. The same mitigation measures would be required as the Proposed Project. This alternative is considered environmentally superior compared to the Proposed Project but would not eliminate any of the significant and unavoidable impacts.

### **Finding**

MSJCCD finds that the Reduced Student Capacity Alternative is less than desirable than the proposed project and rejects this alternative. (Pub. Res. Code 21081[a][3]; Guidelines §15091[a][3]).

Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts.” [Guidelines Sec. 15126.6(c)] Reduced Stadium Capacity Alternative would not result avoidance of significant and adverse construction air quality impact.

### **3. Alternative 3: No East Campus Development**

In this alternative, only the core campus on the west side of the Project Site would be developed and the east side would remain undisturbed to reduce biological resources impact and to increase open space percentage within the Project Site. The area to be disturbed would be limited to 29.1 acres and the student capacity would remain at 10,000 FTE students at buildout. Therefore, under this alternative, the football field and track, gymnasium, two tennis courts, community parking, pedestrian bridges and foot hiking trails on the east side of the campus would not be developed. This alternative would reduce the total building area by 42,000 square feet, from 495,000 square feet to 453,000 square feet, by eliminating the gymnasium.

This alternative would lessen environmental impacts in the areas of aesthetics, air quality, biological resources, cultural resources, GHG emissions, hydrology and water quality, land use and planning, noise, public services, and transportation and traffic. Impacts in the areas of hazards, utilities and service system, and energy would be similar to the Proposed Project. However, the same mitigation measures as the Proposed Project would be required to reduce potential impacts. This alternative would eliminate significant and unavoidable impacts related to biological resources and land use and planning but significant impacts in the areas of operational noise and transportation and traffic would remain. This alternative would eliminate two of the four significant and unavoidable impacts, and would be considered environmentally superior.

### **Finding**

MSJCCD finds that the No East Campus Alternative is less than desirable than the proposed project and rejects this alternative. (Pub. Res. Code 21081[a][3]; Guidelines §15091[a][3]).

Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid



significant environmental impacts.” [Guidelines Sec. 15126.6(c)] Reduced Stadium Capacity Alternative would not result avoidance of significant and adverse construction air quality impact.

### **III. STATEMENT OF OVERRIDING CONSIDERATIONS**

Pursuant to Public Resources Code Section 21081(b) and the Guidelines Section 15093, MSJCCD has balanced the benefits of the proposed project against the following unavoidable adverse impact associated with the Proposed Project and has adopted all feasible mitigation measures with respect to the impacts related to biological resources, land use, noise, and transportation and traffic. MSJCCD also has examined alternatives to the Proposed Project, none of which both meet the Project objectives and is environmentally preferable to the Proposed Project.

The Statement of Overriding Considerations, CEQA Guidelines Section 15093 provides:

- (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

#### **A. Background**

CEQA requires decision makers to balance the benefits of the Proposed Project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered "acceptable" (State CEQA Guidelines Section 15093[a]). CEQA requires the lead agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. Such reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record (State CEQA Guidelines Section 15093 [b]). The agency's statement is referred to as a Statement of Overriding Considerations.

The following sections provide a description of each of the Proposed Project's significant and unavoidable adverse impacts and the justification for adopting a Statement of Overriding Considerations.

## **B. Significant and Unavoidable Adverse Impacts**

The following adverse impacts of the Proposed Project are considered significant, unavoidable, and adverse based on the Final EIR and the findings discussed in Section II, *Findings of Fact*, of this document. The following effects of the project have been determined to be significant, adverse, and unavoidable even after implementation of feasible mitigation measures.

### **Biological Resources**

- Impact 5.3-7: The Proposed Project would not be consistent with one of the MSHCP objective for Group Cell L’.

### **Land Use**

- Impact 5.8-2: The Proposed Project would conflict with one objective of the Western Riverside County Multiple Species Habitat Conservation Plan.

### **Noise**

- Impact 5.9-2: The Proposed Project would result in adverse traffic-related noise impacts at buildout.

### **Transportation and Traffic**

- Impact 5.11-1: Project-related trip generation would adversely impact levels of service for the traffic study area intersections and roadway segments.
- Impact 5.11-2: The Proposed Project would adversely impact freeway mainline segment at southbound I-15 North of Clinton Keith Road (AM peak hour) for Interim (Year 2024), Future (Year 2030) and Buildout (Year 2035) conditions.

## **C. Considerations in Support of the Statement of Overriding Considerations**

After balancing the specific economic, legal, social, technological, and other benefits of the Proposed Project, MSJCCD has determined that the unavoidable adverse environmental impacts identified above may be considered “acceptable” due to the following specific considerations, which outweigh the unavoidable, adverse environmental impacts of the Proposed Project.

The Board of Trustees finds that each of the following benefits is an overriding consideration— independent of the other benefits—that warrants approval of the Project notwithstanding the Project’s significant unavoidable impacts. Provision of the needed campus development would provide the following benefits:

### **Implements the Objectives Established for the Proposed Project:**

1. Further the MSJCCD's mission to enhance access to higher education and lifelong learning for the growing population in southwestern Riverside County;

2. Further the State's identified mission and function of a community college in an area where there is a marked demand for two-year degree programs, vocational training, and other educational opportunities for the community;
3. Provide increased opportunities for education, create new jobs, and accommodate planned growth in the region;
4. Create a campus that is compatible with surrounding land use and that provides both passive and active recreational opportunities for the community;
5. Create a state-of-the-art, modern, full-service campus with an emphasis on science and technology, and
6. Conserve valuable biological resources on-site consistent with goals and objectives of the Western Riverside County Multiple Species Habitat Conservation Plan.

**Reduce Vehicle Miles Traveled:** I-15 Corridor Campus would accommodate the needed higher educational and lifelong learning opportunities needs for the growing population in the southwestern Riverside County, which include the City of Wildomar and other nearby communities. Providing a community college option for this area of MSJCCD would alleviate the unmet demands who would otherwise attend institutions farther away such as MSJCCD's Temecula Campus, Menifee Valley Campus, and/or San Jacinto Campus, or other colleges such as Palomar College in the City of San Marcos or colleges within the Riverside Community College District. Therefore, without the project development, students near I-15 Corridor would have to travel greater distance to seek out other learning opportunities. Therefore, the Proposed Project would have positive impact on the overall vehicle miles traveled in compliance with Senate Bill (SB) 375.

**Social and Economic Benefits:** The Proposed Project would utilize the undeveloped area of the City while preserving close to 42 percent of the Project Site, including Rattlesnake Hill. The Proposed Project would serve as a valuable asset to the community as an educational facility while providing both passive and active recreational opportunities through various athletic facilities and walking trails. There are three city parks in the City of Wildomar, totaling just over 15 acres. However, these parks are all located west of I-15 Corridor. Therefore, providing usable open space and recreational facilities as part of the Proposed Project would be social benefit to the community. Additionally, the City considered a "housing rich" community with the job-housing ratio of 0.72 (see Section 3.13(b) of the Initial Study), where recommended range is from 1.3 to 1.7, although these number vary by different jurisdictions. Therefore, additional employment opportunities created by the construction workers as well as permanent MSJCCD faculty and staff would positively affect the jobs-housing balance, while also improving the VMT. The I-15 Corridor Campus would be a state-of-the-art full service campus with an emphasis on science and technology. This type of institution and students with strong science and technology background would likely improve the image of the community and promote economic growth by attracting businesses and employers catering to such institution and population base.

## **Conclusion**

For the foregoing reasons, implementation of the I-15 Corridor Campus Master Plan would contribute toward reducing the VMT while complying with SB 375, and provide social and economic growth benefits in longer term, all of which would outweigh the unavoidable environmental impacts.

**Exhibit "B"**

Lead Agency's Mitigation Monitoring and Reporting Program

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# Mt. San Jacinto Community College District

## Mitigation Monitoring and Reporting Program for the I-15 Corridor Campus Master Plan Environmental Impact Report

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### **CEQA Action:** Environmental Impact Report

**Project Location:** The 80.32-acre Project Site is located at the northeast corner of Clinton Keith Road and Salida Del Sol, City of Wildomar, Riverside County. The Project Site is bordered by La Estrella Street to the north, Clinton Keith Road to the south, Salida Del Sol to the west, and Elizabeth Lane and single-family residential units to the east.

**Project Description:** MSJCCD is proposing a master planned community college, which would provide college and adult education facilities for an enrollment of approximately 15,000 part-time or 10,000 full-time equivalent students and approximately 400 staff at ultimate buildout. The Proposed Project is anticipated to be constructed in four phases totaling approximately 495,000 gross square feet of building area: Phase I) a new center template building; Phase II) a student services building, a library and technology building, and a multipurpose building; Phase III) a general classroom building and a science buildings; and Phase IV) a general classroom building, a STEM building, a maintenance & operations building, a gymnasium/fitness building, and track and field/soccer field. Full buildout is tentatively scheduled to be accomplished sometime between 2035 and 2038. Other campus supporting facilities would include approximately 1,883 surface parking stalls, driveways, arrival/drop-off area, tennis courts, student green, courtyard, pedestrian bridge, community playfields, a community park, and linear stream park and trails, etc. No outdoor recreational nighttime lighting would be installed and MSJCCD proposes to preserve approximately 42 acres of the most valuable habitat on the Project Site in its current condition.

## Mitigation Monitoring and Reporting Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor	
<p><b>AESTHETICS</b></p>	<p><b>Project Design Features (PDF)</b></p>	<p><b>PDF/AE-1</b></p>	<p>The Mt. San Jacinto Community College District will incorporate the following design features:</p>	<ul style="list-style-type: none"> <li>■ Design facilities with a simple, unobtrusive architectural appearance with facade treatments including sloped roofs, screen any rooftop or exterior equipment, use earth-toned paints and coatings to blend the campus into the natural colors that characterize the region.</li> <li>■ Design styles, materials, and exterior colors compatible with the character of the surrounding area, including light-colored stucco/plaster and metal-shingle building sidings.</li> <li>■ Use concrete base where the ground falls below the floor level for walls that screen mechanical equipment yards, and for bench and signage walls.</li> <li>■ Limit campus building height to three stories.</li> <li>■ Provide setbacks and landscape buffers from adjoining streets and structures on adjacent properties.</li> <li>■ Provide a visual transition between the campus and the natural environment through landscaping techniques, sensitive site planning, and materials selection.</li> <li>■ Use a grading design that minimizes alteration of the natural landform to the extent feasible.</li> </ul>	<p>The Mt. San Jacinto Community College District will comply with the City of Wildomar Lighting Ordinance as they relate to night sky and outdoor lighting. Relevant information and standards are as follows:</p>	<ul style="list-style-type: none"> <li>■ Shielding Requirements. All light fixtures that are required to be shielded shall be installed in such a manner that the shielding is effective and permanent                             <ul style="list-style-type: none"> <li>• Parking Lot Illumination. All parking lot lighting shall have no light emitted above 90 degrees</li> <li>• Light Trespass. All outdoor luminaires shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way</li> <li>• Cutoff Requirement and Height Limits. Light fixtures on the residential side of commercial property adjacent to residential property shall be full cutoff and shall be installed not higher than 14 feet above grade at the property line and no higher than a line rising 20 degrees above the 14-foot until 100 feet from the property line, measured perpendicular to the lot line.</li> <li>• House Side Shields. Outdoor lighting fixtures closer to the lot line than the mounting height of the fixture, measured perpendicular to the lot line, adjacent to residential areas, shall have internal house-side shields.</li> <li>• Fixtures within 25 Feet of Residential Lot Lines. Residential and commercial luminaires shall be full cutoff within 25 feet of adjacent residential property lines, measured perpendicular to the lot line.</li> </ul> </li> </ul>
<p><b>PDF/AE-2</b></p>						

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
<ul style="list-style-type: none"> <li>• Flood and Spot Lamps: Flood or spot lamps shall be aimed down no higher than 45 degrees to the horizontal (halfway between straight down and straight to the side) when the source is visible from any adjacent residential property.</li> <li>▪ Other than Full Cutoff Lighting, Unshielded fixtures or lighting sources shall not exceed 3,000 lumens per luminaire.</li> <li>▪ External illumination for on-site signs shall conform to all provisions of the sign ordinance. In particular, such lighting shall conform to the lamp source shielding requirements, color temperature, and lumen caps.</li> <li>• Lumen Cap: Outdoor internally illuminated signs are exempt from the lumen caps described in this chapter.</li> <li>• Color Temperature: Rated lamp color temperature shall not exceed 4,400K.</li> <li>• Exposed Lamps: Lamps not concealed from view by opaque or translucent material shall be considered outdoor lighting and shall conform to the lamp source shielding requirements, color temperature, and lumen caps of this chapter.</li> <li>• LED, LCD, Plasma, Screen, and Similar Signs: Outdoor LED, LCD, plasma, and similar signs shall be limited to a maximum luminous intensity of 200 nits (candle per square meter), full white mode, from sunset to sunrise.</li> <li>• Sign Illumination: Curfew, illuminated signs shall be turned off at the curfew times listed in Table 8.64.120-1 (i.e., 11:00 PM for Commercial and Industrial Zoning or Land Use and 10:00 PM for All Residential Zoning or Land Use) or when the business activities cease, whichever is later. Signs shall be turned off when the business activity relating to the sign has ceased for 30 days or more.</li> </ul>				

**AIR QUALITY**

**Regulatory Requirements (RR)**

RR AIR-1	<p>Construction activities will be conducted in compliance with any applicable South Coast Air Quality Management District (SCAQMD) rules and regulations including but not limited to the following:</p> <ul style="list-style-type: none"> <li>▪ Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance.</li> <li>▪ Rule 403, Fugitive Dust, for controlling fugitive dust and avoiding nuisance.</li> <li>▪ Rule 402, Nuisance, which states that a Project shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.</li> <li>▪ Rule 401, which is intended to prevent the discharge of pollutant emissions from an emissions source that results in visible emissions.</li> <li>▪ Rule 1143, which limits the volatile organic compound content of architectural coatings.</li> </ul>
RR AIR-2	<p>Construction activities will be conducted in compliance with 13 California Code of Regulations (CCR) Section 2499, which requires that nonessential idling of construction equipment is restricted to five minutes or less.</p>
RR AIR-3	<p>New buildings are required to achieve the current California Building Energy and Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11). The 2016 Building and Energy Efficiency Standards are effective starting on January 1, 2017. The Building</p>



	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
RR AIR-4	<p>Energy and Efficiency Standards and CALGreen are updated tri-annually with a goal to achieve net zero energy (NZE) for residential buildings by 2020 and non-residential buildings by 2030.</p> <p>New buildings are required to adhere to the California Green Building Standards Code (CALGreen) requirement to provide bicycle parking for new non-residential buildings or meet local bicycle parking ordinances, whichever is stricter (CALGreen Sections 5.106.4.1, 5.106.4.1.2, and 5.106.5.2). The Proposed Project would be required to provide anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for five percent of new visitor motorized vehicle parking spaces being added. For employee, long-term secured bicycle parking is required to be provided for five percent of the tenant-occupied (i.e., staff) motorized vehicle parking spaces being added. The Proposed Project is also required to designate parking for low-emitting, fuel-efficient, and carpool/vanpool spaces identified in CALGreen.</p>				
	<p><b>BIOLOGICAL RESOURCES</b></p> <p><b>Regulatory Requirements (RR)</b></p> <p>RR BIO-1</p>	<p>The Proposed Project shall be implemented in compliance with the conditions set forth in the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code with methods accepted by the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) to protect active bird/raptor nests. To the extent feasible, vegetation/tree removal shall occur during the nonbreeding season for nesting birds (generally late September to early March) and nesting raptors (generally early July to late January) to avoid impacts to nesting birds and raptors. If the nature of the Proposed Project requires that work be initiated during the breeding season for nesting birds and raptors (January 15 to September 1), a preconstruction survey shall be conducted by a qualified biologist (i.e., one with experience conducting nesting bird surveys) for nesting birds and raptors within 3 days prior to clearing of any vegetation and/or any work near existing structures (i.e., within 300 feet for nesting birds, within 300 feet for nesting special status birds, and within 500 feet for nesting raptors). If the biologist does not find any active nests within or immediately adjacent to the impact area, the vegetation clearing/construction work shall be allowed to proceed.</p> <p>If the biologist finds an active nest within or immediately adjacent to the construction area and determines that the nest may be impacted or breeding activities substantially disrupted, the biologist shall delineate an appropriate buffer zone around the nest depending on the sensitivity of the species and the nature of the construction activity. Any nest found during survey efforts shall be mapped on the construction plans. The active nest shall be protected until nesting activity has ended. To protect any nest site, the following restrictions to construction activities shall be required until nests are no longer active, as determined by a qualified biologist: (1) clearing limits shall be established within a buffer around any occupied nest (the buffer shall be 25-300 feet for nesting birds and 300-500 feet for nesting raptors), unless otherwise determined by a qualified biologist and (2) access and surveying shall be restricted within the buffer of any occupied nest, unless otherwise determined by a qualified biologist. Encroachment into the buffer area around a known nest shall only be allowed if the biologist determines that the proposed activity would not disturb the nest occupants. Flagging, stakes, and/or construction fencing shall be used to demarcate the buffer around the nest, and construction personnel shall be instructed as to the sensitivity of the area. Construction will be allowed to proceed when the qualified biologist has determined that fledglings have left the nest or the nest has failed.</p> <p>If an avoidance buffer is not feasible, as determined by a qualified biologist in consultation with the lead agency, noise walls or other noise attenuation device may be installed as needed to prevent disturbance to the nest.</p>			
	<p><b>Project Design Features (PDF)</b></p> <p>PDF BIO-1</p>	<p>The following best management practices will be implemented:</p>			

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
<ul style="list-style-type: none"> <li>■ Prior to any clearing, grubbing, or grading permit for the project, a qualified biologist (Project Biologist) with a minimum of 3 years of experience in field supervision on construction sites, shall be retained by the applicant to oversee compliance with the protection and avoidance measures for biological issues associated with the project. The Project Biologist shall have the authority to halt construction activities in the event of non-compliance.</li> <li>■ The Project Biologist shall be onsite during initial ground disturbing activities, including but not limited to: vegetation removal, tree removal or trimming, grading, and restoration/landscaping to ensure project activities remain in compliance with all applicable biological resource permits.</li> <li>■ Intentional killing or unauthorized collection of plant and wildlife species shall be prohibited.</li> <li>■ Workers shall be prohibited from bringing pets and firearms to the Project Site, and from feeding wildlife.</li> <li>■ Undeveloped areas shall be protected in place by the installation of orange silt fencing. Fencing shall be maintained in working order and inspected weekly. Fencing repair shall occur within 2 working days following inspection.</li> <li>■ All trash and food items shall be contained in closed containers and trash removed daily to reduce the attractiveness to opportunistic predators such as common ravens and feral cats and dogs.</li> <li>■ All fueling of construction vehicles shall be within designated areas beyond 100 feet of any drainage course, and be contained using appropriate protection measures.</li> <li>■ Nighttime construction shall be prohibited in areas directly abutting or within 200 feet of natural areas to be preserved. Nighttime construction which does occur outside these areas shall use directional lighting to minimize the impacts of increased artificial nighttime lighting.</li> <li>■ All construction equipment and vehicles shall not idle for more than 45 minutes to minimize ambient noise produced by the project.</li> </ul>	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District</li> </ul>	<p>Prior to ground disturbance</p>	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District</li> <li>■ Western Riverside County Regional Conservation Authority</li> </ul> <p>Or</p> <ul style="list-style-type: none"> <li>■ U.S. Fish and Wildlife Service</li> </ul>	
<p>MM BIO-1</p> <p>The Mt. San Jacinto Community College District (MSJCCD) shall petition the Western Riverside County Regional Conservation Authority to participate in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to mitigate impacts to the special status plants and animals that occur or may occur on the Project Site, including the federally threatened California gnatcatcher.</p> <p>Or</p> <p>MSJCCD shall obtain an individual permit from the U.S. Fish and Wildlife Service under Section 10(a) of the Endangered Species Act.</p>	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District</li> </ul>	<p>Prior to ground disturbance</p>	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District</li> <li>■ Western Riverside County Regional Conservation Authority</li> </ul> <p>Or</p> <ul style="list-style-type: none"> <li>■ U.S. Fish and Wildlife Service</li> </ul>	

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
MM BIO-2	<p>A pre-construction survey of the Project Site for intermediate Mariposa lily, Robinson's pepper grass, and Wiggins cryptantha shall be carried out on Rattlesnake Hill, where the plants have potential for occurrence. If any of these species are found within the proposed foot trail, the foot trail shall be moved to avoid direct impacts to the plant. If Wiggins cryptantha is found in an impact area away from Rattlesnake Hill, the seeds shall be collected for placement in a qualified herbarium.</p>	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District</li> </ul>	<p>Prior to approval of final site plan for foot-trail construction.</p>		
MM BIO-3	<p>Mt. San Jacinto Community College District shall carry out a preconstruction clearance survey for burrowing owls within 30 days prior to ground disturbance in potentially suitable habitat within the site, consistent with the Burrowing Owl Instructions for the Western Riverside County MSHCP. Surveys and mitigation for burrowing owl shall be consistent with Section 6.3.2 of the MSHCP, Additional Survey Needs and Procedures.</p> <p>If owls are found within the survey area during the nesting season, construction activities will not occur within 300 feet of the occupied burrows until nesting is completed. Take of active nests shall be avoided. A qualified biologist must confirm that nesting has been completed prior to the removal of the work buffer restriction. If owls are found within the disturbance footprint outside of the February 1 through August 31 period, passive relocation (e.g., use of one-way doors and collapse of burrows) will occur.</p> <p>If the presence of one or more burrowing owl is confirmed, MSJCCD shall develop a Burrowing Owl Mitigation Plan pursuant to the CDFW's Staff Report on Burrowing Owl Mitigation (March 2012) that may include passive relocation, onsite and offsite mitigation to mitigate the specific impacts to burrowing owls at the time of construction. The Plan shall be approved by California Department of Fish and Wildlife.</p> <p>If the Proposed Project has the potential to impact SKR, the MSJCCD shall participate in the SKR Habitat Conservation Plan. The SKR HCP is implemented by the Riverside County Habitat Conservation Agency (RCHCA). Under the terms of the SKR HCP, the Proposed Project would qualify to obtain take coverage</p>	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District</li> </ul>	<p>30 days prior to ground disturbance in potentially suitable habitat within the site, consistent with the Burrowing Owl Instructions for the Western Riverside County MSHCP</p>	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District</li> <li>■ Riverside County Habitat Conservation Agency</li> <li>■ California Department of Fish and Wildlife</li> </ul>	

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
MM BIO-4	<p>through payment of fees without having to secure an individual permit to mitigate impacts.</p> <p>Prior to grading, the Mt. San Jacinto Community College District shall obtain all necessary agency permits for impacts to jurisdictional waters, wetlands, and riparian resources, including the U.S. Army Corps of Engineer (Corps), California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board (RWQCB). Impacts to riparian habitats shall be mitigated at a minimum of 2:1 ratio or higher ratio, and impacts to unvegetated channel shall be mitigated at a minimum ratio of 1:1, as required by the Corps, the CDFW, and the RWQCB. Mitigation for both temporary and permanent impacts shall be accomplished by one or more of following options: on- or off-site habitat restoration, purchase of credits from an in-lieu fee program, and/or purchase of credits from a mitigation bank. If a Habitat Mitigation and Monitoring Plan is required by any of the resource agencies (Corps, CDFW, and RWQCB), it shall be prepared according to agency requirements and shall include, at a minimum, the following information:</p> <ul style="list-style-type: none"> <li>▪ Location and detailed maps of the mitigation and revegetation areas.</li> <li>▪ An evaluation of the existing function and values and a description of the function and values to be achieved through compensatory mitigation.</li> <li>▪ Detailed plant- and seed-mix requirements.</li> <li>▪ Detailed planting plan.</li> <li>▪ Specific and measurable five-year success criteria.</li> <li>▪ Five-year maintenance and monitoring requirements.</li> <li>▪ Invasive species management.</li> <li>▪ Irrigation requirements, including the requirement to be off of irrigation for at least two years prior to final sign-off.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District</li> </ul>	<p>Prior to ground disturbance</p>	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District</li> <li>▪ Army Corps of Engineers</li> <li>▪ California Department of Fish and Wildlife</li> <li>▪ Regional Water Quality Control Board</li> </ul>	

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
MM BIO-5	<ul style="list-style-type: none"> <li>▪ Details of a bond or line of credit secured to guarantee success of the compensatory mitigation.</li> </ul> <p>Prior to grading, the Mt. San Jacinto Community College District (MSJCCD) shall prepare and implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) study. The DBESP shall include the following information, and shall be approved by the Western Riverside County Regional Conservation Authority prior to implementation:</p> <ul style="list-style-type: none"> <li>▪ Definition of the project area.</li> <li>▪ A written project description, demonstrating why an avoidance alternative is not possible.</li> <li>▪ A written description of biological information available for the Project Site including the results of resource mapping.</li> <li>▪ Quantification of unavoidable impacts to riparian/riverine areas and vernal pools associated with the project, including direct and indirect effects.</li> <li>▪ A written description of project design features and mitigation measures that reduce indirect effects—such as edge treatments, landscaping, elevation difference, minimization and/or compensation through restoration or enhancement.</li> <li>▪ A baseline biological assessment of the resources being impacted, used for comparison of biological equivalency.</li> <li>▪ A written description of the proposed habitat mitigation—including habitat type, location, functional lift, and long-term stewardship responsibility.</li> <li>▪ A finding demonstrating that although the Proposed Project would not avoid impacts, the habitat mitigation would be biologically equivalent or superior to the habitat being impacted and would result in a net equivalent or superior ecological condition.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District</li> </ul>	Prior to ground disturbance	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District</li> <li>▪ Riverside County Habitat Conservation Agency</li> <li>▪ California Department of Fish and Wildlife</li> </ul>	

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
MM BIO-6	Direct impacts to jurisdictional waters regulated by the U.S. Army Corps of Engineer (Corps)/Regional Water Quality Control Board shall be mitigated through the creation and/or enhancement of jurisdictional waters on-site. Prior to grading, a 404 permit from the Corps shall be required for these impacts. The impacted area of mitigation required by Corps will be determined during the permitting process, but shall be at a minimum ratio of 1:1.	<ul style="list-style-type: none"> <li>Mt. San Jacinto Community College District</li> </ul>	Prior to ground disturbance	<ul style="list-style-type: none"> <li>Mt. San Jacinto Community College District Army Corps of Engineers</li> </ul>	
MM BIO-7	Impacts to jurisdictional waters regulated by the California Department of Fish and Wildlife (CDFW) shall be mitigated through the creation and/or enhancement of riparian habitat on-site. Prior to grading, a 1602 Streambed Alteration Agreement from CDFW shall be obtained for these impacts. The impacted area of mitigation required by the CDFW will be determined during the permitting process, but shall be at a minimum ratio of 2:1.	<ul style="list-style-type: none"> <li>Mt. San Jacinto Community College District</li> </ul>	Prior to ground disturbance	<ul style="list-style-type: none"> <li>Mt. San Jacinto Community College District California Department of Fish and Wildlife</li> </ul>	
MM BIO-8	The foot trail on Rattlesnake Hill shall be designed and constructed to avoid direct and indirect impacts to the oak trees that grow there. If impacts cannot be avoided, then the trees shall be replaced on-site at a minimum ratio of 1:1.	<ul style="list-style-type: none"> <li>Mt. San Jacinto Community College District</li> </ul>	Prior to approval of final site plan for foot-trail construction.	<ul style="list-style-type: none"> <li>Mt. San Jacinto Community College District</li> </ul>	

#### CULTURAL RESOURCES

##### Regulatory Requirement (RR)

RR-CUL-1 All construction activities will be conducted in accordance with Section 7050.5 of the California Health and Safety Code regarding the potential discovery of human remains. If applicable, the Native American Heritage Commission will be responsible for designating the most likely descendant (MLD), as required by Section 5097.98 of the California Public Resources Code. If the landowner rejects the recommendations of the MLD, the burial location would be determined in compliance with California Public Resources Code, Section 5097.98.

MM CUL-1	<p>Prior to the issuance of the first grading permit and/or action that would permit disturbance to the Project Site, the Mt. San Jacinto Community College District (MSJCCD) shall retain a Secretary of Interior Standards-qualified archaeological and Native American monitor(s) to observe grading activities and identify opportunities to avoid and preserve archaeological resources as necessary.</p> <p>The qualified monitor(s) shall be invited to be present at the pregrading conference; shall establish procedures for archaeological and/or tribal resource surveillance; and shall establish, in coordination with the construction contractor,</p>	<ul style="list-style-type: none"> <li>Mt. San Jacinto Community College District Secretary of Interior Standards-qualified archaeological monitor</li> </ul>	At least 30-days prior to application for a grading permit and before any grading, excavation, or other ground-disturbing activities on the Project Site	<ul style="list-style-type: none"> <li>Mt. San Jacinto Community College District City of Wildomar</li> </ul>	
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	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
MM CUL-2	<p>procedures for temporary halting or redirecting work to permit the sampling, identification, and evaluation of the artifact, as appropriate. The qualified Native American monitor shall be determined in consultation with the affected Native American tribe (i.e., Pechanga Band of Mission Indians) representative, and could also be the same as archaeological monitor.</p> <p>Should archaeological resources, including tribal resources, be found during ground-disturbing activities, the qualified monitor shall first determine whether the resource is a "unique archaeological resource" pursuant to Section 21083.2(g) of the California Public Resources Code or a "historical resource" pursuant to Section 15064.5(a) of the State CEQA Guidelines (14 California Code of Regulations [CCR]), or "tribal cultural resources" pursuant to Public Resources Code Section 21074. Once the determination is made pursuant to CEQA Guidelines Section 21083.2, the appropriate actions shall be taken in appropriate sections of the regulations (e.g., 14 CCR §15126.4) to ensure that impacts are reduced to a less than significant level.</p>	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District</li> <li>▪ Qualified archaeologist, the archaeological monitor, and/or Native American monitor</li> </ul>	<p>During construction, within 24 hours of discovery</p>	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District</li> </ul>	
	<p>Treatment and Disposition of Cultural Resources: In the event that Native American cultural resources are discovered during the course of grading for the Proposed Project, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <ol style="list-style-type: none"> <li>1. If cultural resources are encountered during the course of ground disturbing activities, the all ground disturbing activities within 100 of the find shall be ceased until it can be evaluated by the qualified monitor(s), who shall inspect the find within 24 hours of discovery. The qualified monitor(s) shall be empowered to halt or redirect ground disturbing activities away from the vicinity of the find until it has been assessed for significance.</li> <li>2. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the qualified monitor(s). The removal of any artifacts from the</li> </ol>				

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
<p>Project Site will need to be thoroughly inventoried with tribal monitor oversight of the process.</p> <p>3. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and nonhuman remains as part of the required mitigation for impacts to cultural resources. The Mt. San Jacinto Community College District shall relinquish the artifacts through one or more of the following methods:</p> <ul style="list-style-type: none"> <li>a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloging and basic recordation have been completed.</li> <li>b. A curation agreement with an appropriate qualified repository in Riverside County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility in Riverside County, to be accompanied by payment of the fees necessary for permanent curation.</li> <li>c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center in Hemet by default.</li> <li>d. At the completion of grading, excavation, and ground-disturbing activities on the site, a monitoring report shall be prepared documenting monitoring activities conducted by the project archaeologist and tribal monitors within 60 days of completion of grading. This report shall document the impacts to the known resources on the property; describe how each mitigation measure was fulfilled;</li> </ul>				



	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
	document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the city, county museum, and consulting tribes.				
MM CUL-3	During grading activities, excavation of areas identified as containing subsurface Pauba Formation sediments shall be monitored by a qualified paleontological monitor. If paleontological resources are discovered during project grading, work shall be halted in that area until a qualified paleontologist can assess the significance of the find. The project paleontologist shall monitor remaining earth-moving activities in the Pauba Formation and shall be equipped to record and salvage fossil resources that may be unearthed during grading activities. The paleontologist shall be empowered to temporarily halt or divert grading equipment to allow recording and removal of the unearthed resources. Any fossils found shall be evaluated in accordance with the CEQA Guidelines and offered for curation at the Western Science Center in Hemet. A report of findings, including, when appropriate, an itemized inventory of recovered specimens and a discussion of their significance, shall be prepared upon completion of the steps outlined above and submitted to the Mt. San Jacinto Community College District (MSJCCD). This measure shall be implemented to the satisfaction of the MSJCCD.	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District</li> <li>▪ Qualified paleontological monitor</li> <li>▪ Construction contractor</li> </ul>	Prior to and during excavation of areas identified as containing subsurface Pauba Formation sediments	Mt. San Jacinto Community College District	

**GREENHOUSE GAS EMISSIONS**

**Regulatory Requirements (RR)**

RR AIR-3	New buildings are required to achieve the current California Building Energy and Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 11). The 2016 Building and Energy Efficiency Standards are effective starting on January 1, 2017. The Building Energy and Efficiency Standards and CALGreen are updated tri-annually with a goal to achieve net-zero energy (NZE) for residential buildings by 2020 and non-residential buildings by 2030.
RR AIR-4	New buildings are required to adhere to the California Green Building Standards Code (CALGreen) requirement to provide bicycle parking for new non-residential buildings, or meet local bicycle parking ordinances, whichever is stricter (CALGreen Sections 5-106.4.1, 5-106.4.1.2, and 5-106.5.2). The Proposed Project would be required to provide anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for five percent of new visitor

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
motorized vehicle parking spaces being added. For employee, long-term secured bicycle parking is required to be provided for five percent of the tenant-occupied (i.e., staff) motorized vehicle parking spaces being added. The Proposed Project is also required to designate parking for low-emitting, fuel-efficient and carpool/vanpool spaces identified in CALGreen.				

## HAZARDS AND HAZARDOUS MATERIALS

### Regulatory Requirements (RRP)

PDF HAZ-1 The Contractor's Specifications will require that the Proposed Project be designed and constructed to reduce safety provisions contained in the following ordinances and guidelines:

- Riverside County Fire Ordinance No. 787
- Riverside County Ordinance No. 695: Hazardous Vegetation
- Public Resources Code, Sections 4290-4299: Minimum statewide fire safety provisions.

PDF BIO-1 The following best management practices will be implemented:

- Prior to any clearing, grubbing, or grading permit for the project, a qualified biologist (Project Biologist) with a minimum of 3 years of experience in field supervision or construction sites shall be retained by the applicant to oversee compliance with the protection and avoidance measures for biological issues associated with the project. The Project Biologist shall have the authority to halt construction activities in the event of non-compliance.
- The Project Biologist shall be onsite during initial ground disturbing activities, including, but not limited to, vegetation removal, tree removal or trimming, grading, and restoration/landscaping to ensure project activities remain in compliance with all applicable biological resource permits.
- Intentional killing or unauthorized collection of plant and wildlife species shall be prohibited.
- Workers shall be prohibited from bringing pets and firearms to the Project Site, and from feeding wildlife.
- Undeveloped areas shall be protected in place by the installation of orange silt fencing. Fencing shall be maintained in working order and inspected weekly. Fencing repair shall occur within 2 working days following inspection.
- All trash and food items shall be contained in closed containers and trash removed daily to reduce the attractiveness to opportunistic predators such as common ravens and feral cats and dogs.
- All fueling of construction vehicles shall be within designated areas beyond 100 feet of any drainage course and be contained using appropriate protection measures.
- Nighttime construction shall be prohibited in areas directly abutting or within 200 feet of natural areas to be preserved. Nighttime construction which does occur outside these areas shall use directional lighting to minimize the impacts of increased artificial nighttime lighting.
- All construction equipment and vehicles shall not idle for more than 45 minutes to minimize ambient noise produced by the project.

### Project Design Features (PDF)

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
RR AIR-3	New buildings are required to achieve the current California Building Energy and Efficiency Standards (Title 24, Part 6) and California Green Building Standards Code (CALGreen) (Title 24, Part 17). The 2016 Building and Energy Efficiency Standards are effective starting on January 1, 2017. The Building Energy and Efficiency Standards and CALGreen are updated tri-annually with a goal to achieve net-zero energy (NZE) for residential buildings by 2020 and non-residential buildings by 2030.				
RR AIR-4	New buildings are required to adhere to the California Green Building Standards Code (CALGreen) requirement to provide bicycle parking for new non-residential buildings or meet local bicycle parking ordinances, whichever is stricter (CALGreen Sections 5-106.4.1, 5-106.4.1.2, and 5-106.6.2). The Proposed Project would be required to provide anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for five percent of new visitor motorized vehicle parking spaces being added. For employee, long-term, secured bicycle parking is required to be provided for five percent of the tenant-occupied (i.e., staff) motorized vehicle parking spaces being added. The Proposed Project is also required to designate parking for low-emitting, fuel-efficient, and carpool/vanpool spaces identified in CALGreen.				

## HYDROLOGY AND WATER QUALITY

### Regulatory Requirements (RR)

RR HYD-1

The Proposed Project will be constructed in accordance with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit Order No. 2009-0009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ. Compliance requires completing and filing Registration Documents with the State Water Resources Control Board, which include a Notice of Intent (NOI), a Risk Assessment, a Site Map, a Storm Water Pollution Prevention Plan (SWPPP) and associated Best Management Practices (BMPs), an annual fee, and a signed certification statement. It requires that a SWPPP is prepared prior to the start of grading and provisions in the SWPPP must be implemented throughout the construction period.

RR HYD-2

The Proposed Project will be constructed and operated in accordance with the Riverside County Order No. R92015-0100 (MS4 Permit) as amended by Order No. R8-2013-0024 or Order No. 2013-0001-DWQ, Phase II Small MS4 Permit (Community College Districts, classified as non-traditional Small MS4s), issued by San Diego Regional Water Quality Control Board.

### Project Design Features (PDF)

PDF HYD-1

The Proposed Project will employ the following construction best management practices. These measures could be replaced if more or equivalently effective alternative is available, or eliminated if deemed unnecessary based on a subsequent hydrology and/or water quality study.

- Remove existing vegetation only as needed.
- Schedule excavation, grading, and paving operations for dry weather periods to extent feasible.
- Designate a specific area of the construction site, well away from storm drain inlets or water courses, for material storage and equipment maintenance.
- Control the amount of surface runoff at the construction site by impeding internally generated flows and using berms or drainage ditches to direct incoming off-site flows to go around the site.
- Protect all storm drain inlets and streams located near the construction site to prevent sediment-laden water from entering the storm drain system.
- Stabilize construction entrances/exits to minimize the track out of dirt and mud onto adjacent streets. Conduct frequent street sweeping.

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
<ul style="list-style-type: none"> <li>■ Protect stockpiles and construction materials from winds and rain by storing them under a roof, secured impermeable tarp, or plastic sheeting.</li> <li>■ Avoid storing or stockpiling materials near storm drain inlets, gullies, or streams</li> <li>■ Phase grading operations to limit disturbed areas and duration of exposure.</li> <li>■ Perform major maintenance and repairs of vehicles and equipment off-site</li> <li>■ Wash out concrete mixers only in designated washout areas at the construction site. Set up and operate small concrete mixers on tarps or heavy plastic drop cloths.</li> <li>■ Keep construction sites clean by removing trash, debris, wastes, etc. on a regular basis.</li> <li>■ Clean up spills immediately using dry clean-up methods (i.e., absorbent materials such as cat litter, sand, or rags for liquid spills; sweeping for dry spills such as cement, mortar, or fertilizer) and by removing the contaminated soil from spills on dirt areas.</li> <li>■ Prevent erosion by implementing any or a combination of soil stabilization practices, such as mulching, surface roughening, permanent or temporary seeding.</li> <li>■ Maintain all vehicles and equipment in good working conditions. Inspect frequently for leaks and repair promptly.</li> <li>■ Practice proper waste disposal. Many construction materials and wastes, including solvents, water-based paint, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste.</li> <li>■ Cover open dumpsters with secured tarps or plastic sheeting. Do not clean out a dumpster by washing it down on the construction site.</li> <li>■ Arrange for an adequate debris disposal schedule to ensure that the dumpsters do not overflow.</li> </ul>				
PDF HYD-2	The Proposed Project will prepare a water quality management plan (WQMP) that complies with the WQMP Guidance Document for the portions of Riverside County in the Santa Margarita River Region, Riverside County Flood Control and Water Conservation District, which will identify site design and flow impact development design standards, source control, and treatment control best management practices. Prior to finalizing the WQMP, it will be submitted to the City of Wildomar Public Works Department for review and input.			
PDF HYD-3	The Proposed Project will employ the following site design and source control best management practices. These measures could be replaced if more or equivalently effective alternative is available, or eliminated if deemed unnecessary based on a subsequent hydrology and/or water quality study.			
<b>Site-design BMPs</b>				
■ Preserve existing drainage patterns				
■ Protect existing vegetation and sensitive areas.				
■ Preserve natural infiltration capacity				

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
<ul style="list-style-type: none"> <li>■ Minimize impervious area</li> <li>■ Disperse runoff to adjacent pervious areas</li> <li>■ Numerous bioretention basins scattered throughout the site to allow for infiltration and pollutant treatment</li> <li>■ Native vegetation and drought-tolerant landscaping to reduce dry-weather flow and fertilizer use</li> <li>■ Minimal surface parking and hardscape areas</li> <li>■ Porous pavement and permeable surfaces (crushed stone and integrated pavers), where feasible</li> <li>■ Depressed landscape planters to allow for infiltration of surface runoff into vegetated areas</li> </ul>				
<p><b>Source-control BMPs</b></p> <ul style="list-style-type: none"> <li>■ Educational materials related to urban runoff provided to all employees, students, and staff to raise awareness.</li> <li>■ Use efficient irrigation systems including rain shutoff devices or flow reducers/shutoff valves to conserve water and control water losses from broken sprinkler heads.</li> <li>■ Landscape design would include drought-tolerant species requiring limited irrigation.</li> <li>■ Provide routine maintenance of all catch basins, grate inlets, etc., for debris and litter removal.</li> <li>■ Provide litter control for the entire Project Site, including trash pickup and sweeping of littered common areas.</li> <li>■ Conduct regularly scheduled street sweeping of all on-site roads to reduce or prevent sediment and debris from entering receiving waters and prior to the rainy season.</li> <li>■ Inspect all drainage facilities and detention basins and provide routine maintenance schedule.</li> <li>■ Provide storm drain stenciling or signage on all storm drain inlets and catch basins with highly visible source control messages (e.g., "no dumping—drains to ocean").</li> <li>■ Protect slopes and channels disturbed by project development with deep-rooted, drought-tolerant plant species selected for erosion control.</li> <li>■ Properly design and inspect on a regular basis all on-site trash storage areas</li> </ul> <p>The Contractor's Specifications will require that the Proposed Project be designed and constructed for the incorporation of source-control, site-design, and treatment-control best management practices to reduce pollutants in the stormwater and to minimize stormwater runoff rates and volumes in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>■ California Green Building Standards Code (California Code of Regulations, Title 24, Part 11)</li> </ul>				

PDF HYD-4

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
<ul style="list-style-type: none"> <li>■ Hydrology Manual, Riverside County Flood Control and Water Conservation District</li> <li>■ Design Handbook for Low Impact Development Best Management Practices, Riverside County Flood Control and Water Conservation District</li> </ul>				
<b>NOISE</b>				
<b>Project Design Features (PDF)</b>				
PDF N-1	<p>The Proposed Project will be constructed in accordance with Section 15.04.101 of the City of Wildomar Municipal Code (Hours of Construction), which generally prohibit construction within one-fourth mile from an occupied residence occurring between 7:00 PM to 6:30 AM, Monday through Saturday, or any time on Sunday or city observed holidays</p>			
PDF N-2	<p>Mt. San Jacinto Community College District will incorporate the following noise reduction measures during Phase II through Phase IV development to reduce intrusion and disruption effects at interior learning spaces:</p> <ul style="list-style-type: none"> <li>■ Relocate classroom and office assignments to alternate portions of the campus that either do not face a subsequent phase construction zone or that are at least 100 feet from the edge of any subsequent phase construction zone.</li> </ul>			
OR				
MM N-1	<ul style="list-style-type: none"> <li>■ Erect a temporary noise barrier/curtain between the construction zone and all classrooms and offices. The temporary sound barrier shall have a minimum height of 12 feet and be free of gaps and holes and must achieve a Sound Transmission Class (STC) of 35 or greater. The barrier can be (a) a 1/4-inch-thick plywood wall OR (b) a hanging blanked/curtain with a surface density of at least 2 pounds per square foot (Thalheimer 2000). For either configuration the construction side of the barrier shall have an exterior lining of sound absorption material with a Noise Reduction Coefficient (NRC) rating of at least 0.7.</li> </ul>	<p>At least 30 days prior to commencement of construction of each phase and during construction</p>	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District Construction contractor</li> </ul>	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District</li> </ul>
<p>The Mt. San Jacinto Community College District shall ensure that the following measures take place during all construction phases:</p> <ul style="list-style-type: none"> <li>■ At least 30 days prior to commencement of demolition or any other construction activities, including all grading activities (on-site &amp; off-site) for each phase, notification shall be given to all residents or businesses within a 1,000-foot radius of the property boundaries regarding the planned construction activities. The notification shall include a brief description of the project, the activities that would occur, and the duration and hours when construction would occur. The notification shall also include the telephone number of the construction contractor's authorized representative to respond in the event of a vibration or noise complaint. Further, all construction signage for every phase of the project shall</li> </ul>				

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
<p>comply with Chapter 15.04.030 of the Wildomar Municipal Code related to on-site construction signage.</p> <ul style="list-style-type: none"> <li>▪ Fourteen (14) days prior to the beginning of construction activities, a construction sign notice shall be posted along Clinton Keith Road, Salida Del Sol and Elizabeth Lane, clearly visible to the public, that contains a contact name and telephone number of the construction contractor's authorized representative to respond in the event of a vibration or noise complaint. Further, all construction signage shall comply with Chapter 15.04.030 of the Wildomar Municipal Code. If the authorized representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the Community College District Facilities Manager, as well as the City of Wildomar Building Official.</li> <li>▪ Construction hours shall comply with Chapter 9.48 of the Wildomar Municipal Code at all times which limit construction hours to 6:30 AM to 6:00 PM between June to September, and 7:00 AM to 6:00 PM between October to May (Monday through Saturday) with no construction occurring on Sundays or holidays.</li> <li>▪ All heavy construction equipment used on the Proposed Project shall be maintained in good operating condition, with all internal combustion, engine-driven equipment fitted with intake and exhaust mufflers, air intake silencers, and engine shrouds no less effective than as originally equipped by the manufacturer.</li> <li>▪ Electrically-powered equipment shall be used instead of pneumatically-powered or internal-combustion-powered equipment where feasible.</li> <li>▪ All stationary noise-generating equipment shall be located as far away as possible from neighboring property lines, with particular attention paid to the residential areas to the north and east of the Project Site, and business to the west of the Project Site.</li> </ul>				

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
<ul style="list-style-type: none"> <li>▪ All idling of internal combustion engines—both on the site and at nearby queuing areas—shall be limited to no more than five minutes for any given vehicle or machine. Signs shall be posted at the job site and along queuing lanes, construction site lay-down, loading, haul-in, and haul-off staging areas to reinforce the prohibition of unnecessary engine idling. Further, no idling of internal combustion engines—both on the Project Site and at nearby queuing areas—shall occur along the eastern project boundary to minimize noise impacts on the residential neighborhood east of the project site.</li> <li>▪ The use of noise producing signals, including horns, whistles, alarms, and bells shall be for safety warning purposes only. To the extent that the construction contractor has control over individual vehicle configurations, smart back-up alarms, which automatically adjust the alarm level based on the background noise level, shall be employed at the project site. Alternatively, if such adjustment is not possible, back-up alarms shall be turned off and replaced with human spotters.</li> <li>▪ Route all construction-related trips (including worker commuting, material deliveries, and debris/soil hauling) so as to minimize pass-bys or residential areas around the Project Site; to the extent feasible.</li> </ul>				

**PUBLIC SERVICES**

**Fire Service**

**Regulatory Requirements (RR)**

RR/PS-1

The Proposed Project will be designed and constructed in accordance with the California Code of Regulations, Title 24, California Building and Fire Code which include standards for building construction that would reduce the creation of fire hazards and facilitate emergency response.

RR/PS-2

The Proposed Project will be required to coordinate with Riverside County Fire Department/CAL FIRE to for review and approval of the emergency access and other fire safety measures.



Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
<b>TRANSPORTATION AND TRAFFIC</b>				
<b>Project Design Features (PDF)</b>				
PDF TRAN-1	MSJCGD will coordinate with the City of Wildomar to install appropriate offsite signage and markings including, but not limited to the following: <ul style="list-style-type: none"> <li>■ No Stopping Anytime sign on Clinton Keith Road between Salda Del Sol and Elizabeth Lane</li> <li>■ No Parking sign on Salda Del Sol and Elizabeth Lane between Clinton Keith Road and La Estrella</li> <li>■ No Parking sign on La Estrella between Salda Del Sol and Elizabeth Lane.</li> </ul>			
<b>Regulatory Requirements (RR)</b>				
RR TRAN-1	The Proposed Project's construction activities within the public street rights-of-way will be conducted in accordance with the City of Wildomar Municipal Code Title 12, Streets, Sidewalks and Public Places, Section 12.08.020, Encroachments and Excavation.			
<b>MM TRAN-1</b>				
	Existing (Year 2016) With Project Intersection Impacts The Mt. San Jacinto Community College District shall coordinate with the City of Wildomar and pay an appropriate fair-share amount to provide the following traffic improvements. The fair share contribution amount shall be, at a minimum, the percentage identified in the I-15 Corridor Campus Master Plan Traffic Study, IBI, November 2017. <ul style="list-style-type: none"> <li>■ #1. Palomar and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.</li> <li>■ #5a. Arya and Clinton Keith: Optimize signal timing to provide a longer green time to eastbound and westbound approaches.</li> <li>■ #14a. Via Madrid and Clinton Keith: Optimize signal timing to provide a shorter overall cycle length.</li> <li>■ #15a. Greer and Clinton Keith: Optimize signal timing to provide a shorter overall cycle length.</li> <li>■ #16. Murrieta Oaks and Clinton Keith: Optimize signal split to increase eastbound green time and decrease westbound green time and vice versa for reverse peak hour.</li> </ul>	At the time impacts are triggered by the project	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District</li> <li>■ City of Wildomar</li> </ul>	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District</li> <li>■ City of Wildomar</li> </ul>

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
	<ul style="list-style-type: none"> <li>▪ #20. Whitewood and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.</li> <li>▪ #8a. Salida Del Sol and Clinton Keith: Install traffic signal. Meets Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD) signal warrant criteria (Warrant 3, peak hour).</li> <li>▪ #8b. Salida Del Sol and Clinton Keith: Restripe westbound approach to provide one through lane and one right-turn lane.</li> <li>▪ #9. Elizabeth and Clinton Keith: Install traffic signal. Does not meet MUTCD signal warrant criteria (Warrant 3, peak hour), however, roadway widening or addition of lanes does not adequately address delay on the minor street approach.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District</li> <li>▪ City of Wildomar</li> </ul>		<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District</li> <li>▪ City of Wildomar</li> </ul>	
MM TRAN-2	<p><i>Opening (Year 2022) With Project Intersection Impacts</i></p> <p>The Mt. San Jacinto Community College District shall coordinate with the City of Wildomar and pay an appropriate fair-share amount to provide the following traffic improvements. The fair share contribution amount shall be, at a minimum, the percentage identified in the I-15 Corridor Campus Master Plan Traffic Study, IBI, November 2017.</p> <ul style="list-style-type: none"> <li>▪ #1. Palomar and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.</li> <li>▪ #14a. Via Madrid and Clinton Keith: Optimize signal timing to provide a shorter overall cycle length</li> <li>▪ #8a. Salida Del Sol and Clinton Keith: Install traffic signal. Meets the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD) signal warrant criteria (Warrant 3, peak hour).</li> <li>▪ #9a. Elizabeth and Clinton Keith: Install traffic signal. Does not meet MUTCD signal warrant criteria (Warrant 3, peak hour), however, roadway widening or addition of lanes</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District</li> <li>▪ City of Wildomar</li> </ul>	At the time impacts are triggered by the project	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District</li> <li>▪ City of Wildomar</li> </ul>	

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
MM TRAN-3	<p>does not adequately address delay on the minor street approach.</p> <p><i>Interim (Year 2024) With Project Intersection Impacts</i></p> <p>The Mt. San Jacinto Community College District shall coordinate with the City of Wildomar and pay an appropriate fair-share amount to provide the following traffic improvements. The fair share contribution amount shall be, at a minimum, the percentage identified in the I-15 Corridor Campus Master Plan Traffic Study, IBI, November 2017.</p> <ul style="list-style-type: none"> <li>▪ #5a. Arya and Clinton Keith: Optimize signal timing to provide a longer green time to eastbound and westbound approaches.</li> <li>▪ #14a. Via Madrid and Clinton Keith: Optimize signal timing to provide a shorter overall cycle length.</li> <li>▪ #15b. Greer and Clinton Keith: Optimize signal timing and splits to provide a longer overall cycle length.</li> <li>▪ #20. Whitewood and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.</li> <li>▪ #8a. Salida Del Sol and Clinton Keith: Install traffic signal. Meets the Federal Highway Administration's Manual on Uniform Traffic Control Devices (MUTCD) signal warrant criteria (Warrant 3, peak hour).</li> <li>▪ #9a. Elizabeth and Clinton Keith: Install traffic signal. Does not meet MUTCD signal warrant criteria (Warrant 3, peak hour), however, roadway widening or addition of lanes does not adequately address delay on the minor street approach.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District City of Wildomar</li> </ul>	At the time impacts are triggered by the project	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District City of Wildomar</li> </ul>	
MM TRAN-4	<p>The Mt. San Jacinto Community College District shall coordinate with the City of Wildomar and pay an appropriate fair-share amount to provide the following traffic improvements. The fair share contribution amount shall be, at a minimum, the percentage</p>	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District City of Wildomar</li> </ul>	At the time impacts are triggered by the project	<ul style="list-style-type: none"> <li>▪ Mt. San Jacinto Community College District City of Wildomar</li> </ul>	

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
<p>identified in the I-15 Campus Master Plan Traffic Study, IBI, November 2017.</p> <ul style="list-style-type: none"> <li>▪ #1. Palomar and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.</li> <li>▪ #2. Hidden Springs and Clinton Keith: Modify eastbound and westbound left-turns from protected to permitted and optimize cycle length.</li> <li>▪ #3a. I-15 SB Ramps and Clinton Keith: Optimize signal timing to provide a longer green time to the southbound approach.</li> <li>▪ #5b. Arya and Clinton Keith: Modify eastbound and westbound left-turns from protected to permitted and optimize cycle length.</li> <li>▪ #6. George and Clinton Keith: Optimize signal timing to provide a longer green time to eastbound and westbound approaches.</li> <li>▪ #7a. Inland Valley and Clinton Keith: Optimize signal timing to provide a longer green time to eastbound and westbound approaches.</li> <li>▪ #14b. Via Madrid and Clinton Keith: Optimize signal timing to provide a longer green time for eastbound and westbound approaches.</li> <li>▪ #15b. Greer and Clinton Keith: Optimize signal timing and splits to provide a longer overall cycle length.</li> <li>▪ #15c. Greer and Clinton Keith: Optimize signal timing to provide additional green time to the eastbound and westbound approaches.</li> <li>▪ #16. Murrieta Oaks and Clinton Keith: Optimize signal splits to increase eastbound green time and decrease westbound green time and vice versa for reverse peak hour.</li> </ul>				

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
	<ul style="list-style-type: none"> <li>■ #20. Whitewood and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.</li> <li>■ #8a. Salida Del Sol and Clinton Keith: Install traffic signal. Meets MUTCD signal warrant criteria (Warrant 3, peak hour).</li> <li>■ #8b. Salida Del Sol and Clinton Keith: Restripe westbound approach to provide one through lane and one right-turn lane.</li> <li>■ #9b. Elizabeth and Clinton Keith: Install traffic signal. Meets MUTCD signal warrant criteria (Warrant 3, peak hour).</li> </ul>				
MM TRAN-5	<p>The Mt. San Jacinto Community College District shall coordinate with the City of Wildomar and pay an appropriate fair-share amount to provide the following traffic improvements. The fair share contribution amount shall be, at a minimum, the percentage identified in the I-15 Corridor Campus Master Plan Traffic Study, IBI, November 2017.</p> <ul style="list-style-type: none"> <li>■ #1. Palomar and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.</li> <li>■ #2. Hidden Springs and Clinton Keith: Modify eastbound and westbound left-turns from protected to permitted and optimize cycle length.</li> <li>■ #3b. I-15 SB Ramps and Clinton Keith: Install eastbound free right-turn lane.</li> <li>■ #5b. Anya and Clinton Keith: Modify eastbound and westbound left-turns from protected to permitted and optimize cycle length.</li> <li>■ #6. George and Clinton Keith: Optimize signal timing to provide a longer green time to eastbound and westbound approaches.</li> <li>■ #7b. Inland Valley and Clinton Keith: Restripe northbound approach to provide one left-turn lane and one shared left/right-turn lane.</li> </ul>	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District</li> <li>■ City of Wildomar</li> </ul>	<p>At the time impacts are triggered by the project</p>	<ul style="list-style-type: none"> <li>■ Mt. San Jacinto Community College District</li> <li>■ City of Wildomar</li> </ul>	

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
<ul style="list-style-type: none"> <li>■ #11. Copper Craft and Clinton Keith: Optimize signal timing to provide a longer green time to eastbound and westbound approaches.</li> <li>■ #12. Nutmeg and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.</li> <li>■ #14b. Via Madrid and Clinton Keith: Optimize signal timing to provide a longer green time for eastbound and westbound approaches.</li> <li>■ #15b. Greer and Clinton Keith: Optimize signal timing to provide a longer cycle time.</li> <li>■ #16. Murrieta Oaks and Clinton Keith: Optimize signal splits to increase eastbound green time and decrease westbound green time and vice versa for reverse peak hour.</li> <li>■ #17. McElwain and Clinton Keith: Optimize signal splits to increase eastbound green time and decrease westbound green time and increase overall cycle length.</li> <li>■ #20. Whitewood and Clinton Keith: Optimize signal timing to provide a longer overall cycle length.</li> <li>■ #22. California Oaks and Jackson: Optimize signal timing to provide a longer overall cycle length.</li> <li>■ #8a. Salida Del Sol and Clinton Keith: Install traffic signal. Meets MUTCD signal warrant criteria (Warrant 3, peak hour).</li> <li>■ #8b. Salida Del Sol and Clinton Keith: Restripe westbound approach to provide one through lane and one right-turn lane.</li> <li>■ #8c. Salida Del Sol and Clinton Keith: Add second westbound through lane.</li> <li>■ #9b. Elizabeth and Clinton Keith: Install traffic signal. Meets MUTCD signal warrant criteria (Warrant 3, peak hour).</li> <li>■ #28. I-15 SB Ramps and Baxter: Install traffic signal. Meets MUTCD signal warrant criteria (Warrant 3, peak hour).</li> </ul>				

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor								
<p><b>UTILITIES AND SERVICE SYSTEMS</b></p> <p><b>Wastewater and Treatment Collection</b></p> <p><b>Project Design Features (PDF)</b></p>	<p>PDF USS-1</p>	<p>The Proposed Project will be developed in conformance with the Elsinore Valley Municipal Water District's (EVMWD) Design Standards and Standard Drawings (February 2015) as identified below:</p> <p><i>Section 1.06 Pre-Improvement Plan Requirements</i></p>	<p>A.</p>	<p>It shall be the responsibility of the Applicant to meet with the EVMWD's Engineering Department prior to the preparation of any water, recycled water or sewer facility improvement plans to discuss all of the facilities and their related easements required to be designed and shown on the Plans. These facilities may include pipelines, pump stations, pressure reducing stations, reservoirs, lift stations or other required improvements that would be located either on-site or off-site from the specific project. Pipelines shall be required, at the EVMWD's option, across all frontage that a development may have along existing roadways or EVMWD easements.</p>	<p>B.</p>	<p>Subsequent to that meeting, the following items must be completed and submitted to the EVMWD prior to the acceptance of the initial construction plan submittal for Plan Review (Section 1.08 of the Design Standards and Standard Drawings)</p>	<ol style="list-style-type: none"> <li>1. Prepare a written summary or minutes for the meeting that outline the EVMWD requirements as discussed in the meeting. Also indicate any timelines or scheduling issues that were discussed and the results of those discussions. A copy shall be submitted with plans for checking.</li> <li>2. Prepare the necessary preliminary Master Plans, studies, reports and schematic system exhibits that were requested at the initial meeting. These work products shall include all necessary back-up, engineering calculations and exhibits required by the EVMWD to convey a thorough understanding of the improvements being proposed.</li> <li>3. Due Diligence: An exhibit showing the locations of the water, recycled water and sewer facilities, within the street section, in plan view shall be submitted. Additionally, any deviations from EVMWD procedures or standards should be identified in this material.</li> <li>4. Submit items prepared in paragraph B, above to the EVMWD for their review and conceptual approval. The EVMWD will prepare a response letter and comment as to the completeness of the information, request additional information, or indicate its conceptual approval of the information that been submitted.</li> </ol>	<p>C.</p>	<p>Upon receipt of a letter which indicates the EVMWD's conceptual approval, the Private Engineer shall prepare and submit the Plans in accordance with the EVMWD Standard Specifications and Drawings.</p>	<p>D.</p>	<p>Prior to submittal of Plans, a Geotechnical Investigation shall be performed which covers the project area and pipeline alignments. This investigation shall among other items identify the parameters and recommendations required to design and construct the pipelines, pump stations, lift stations and reservoirs depending upon the nature of the project being proposed. A copy of the Geotechnical Report shall be submitted with the initial plan review items identified in Section 1.08 of these General Conditions.</p>	<p>E.</p>	<p>Upon request of the Applicant and upon approval by the EVMWD, an agreement for potential reimbursement of the Applicant for excess capacity of facilities may be entered into in instances where the EVMWD requires the Applicant to build facilities larger than are necessary to serve the</p>

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor
<p>property if the facilities are larger than the minimum sizing requirement. The Applicant shall obtain and follow the procedures listed within the EVMWD's Reimbursement/Agreement checklist</p>				
<p><b>Section 17.07 Construction Plan Requirements</b></p>				
<p>1. All Plans approved by the EVMWD shall have a two year period in which to commence construction beginning from the date of the EVMWD's approval of the Plans. At the end of the two year period, the Plans will be considered as expired, per Section 3900 of the EVMWD's Administrative Code. The Plans must be resubmitted with the entire plan check fee and other submittal requirements before being considered for plan review. If EVMWD Standard Drawing or Specifications are revised within the one year period, the Plans may be revised and conform to new standards at the discretion of the EVMWD</p>				
<p><b>Water Supply and Distribution System</b></p>				
<p><b>Regulatory Requirements (RR)</b></p>				
<p>RR USS-1</p>				
<p>Mt. San Jacinto Community College District (MSJCCD) is required to abide by the water conservation requirements of the Elsinore Valley Municipal Water District Ordinance No. 185. MSJCCD is not allowed at any time to make, cause, use, or permit the use of water for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner constituting waste within the meaning of the Ordinance No. 185. Waste includes, but is not limited to the following practices:</p>				
<ul style="list-style-type: none"> <li>■ Allowing excessive water flow or runoff. Watering or irrigating any lawn, landscaping, or other vegetated area in a manner that causes or allows excessive water flow or runoff onto an adjoining sidewalk, driveway, or street is prohibited.</li> </ul>				
<ul style="list-style-type: none"> <li>■ Watering down hard or paved surfaces, including but not limited to sidewalk, walkways, driveways, parking areas, or tennis courts, is prohibited except when necessary to alleviate safety or sanitary hazards.</li> </ul>				
<ul style="list-style-type: none"> <li>■ Watering or irrigating lawn, landscape or other vegetated area is prohibited between the hours of 9 AM and 5 PM on any day except by use of approved method and device.</li> </ul>				
<ul style="list-style-type: none"> <li>■ In addition to avoiding water waste as defined in Section 4(b) of the ordinance, MSJCCD is required to abide by the following requirements:</li> </ul>				
<ul style="list-style-type: none"> <li>■ Adjust and operate all landscape irrigation systems in a manner which will maximize irrigation efficiency, and avoid overwatering, watering of hardscape, and runoff.</li> </ul>				
<ul style="list-style-type: none"> <li>■ Refrain from excessive irrigating any lawn or landscaped area, and eliminate water runoff from lawns or landscaped areas unless it is used to irrigate other landscaped portions of the property.</li> </ul>				
<ul style="list-style-type: none"> <li>■ Install plumbing fixtures with low-flow devices, unless high-flow fixtures are required for health and/or sanitary reasons.</li> </ul>				



**RESOLUTION NO. 11.1 OF THE MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT, ADOPTING FINDINGS, A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CONSTRUCTION AND OPERATION OF THE PROPOSED I-15 CORRIDOR CAMPUS MASTER PLAN PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; APPROVING THE PROJECT, AND DELEGATION OF AUTHORITY TO STAFF TO EXECUTE THE NOTICE OF DETERMINATION**

**December 14, 2017**

**WHEREAS**, the Board of Trustees ("Board") of the Mt. San Jacinto Community College District ("District") desires to construct a master planned community college campus through implementation of the I-15 Corridor Campus Master Plan (hereinafter referred to as the "Project") located at northeast corner of Clinton Keith Road and Salida Del Sol, City of Wildomar, within Riverside County ("Site"), and

**WHEREAS**, the implementation of the Project constitutes a "Project" as defined by the California Environmental Quality Act ("CEQA," Public Resources Code section 2100, et seq.); and

**WHEREAS**, pursuant to CEQA Guidelines section 15063, the District retained an environmental consultant to prepare an initial study of the Project (the "Initial Study"); and

**WHEREAS**, on the basis of recommendations included in the Initial Study, the District determined that an environmental impact report (the "Draft EIR") should be prepared for the Project pursuant to CEQA Guidelines sections 15064 and 15081; and

**WHEREAS**, the District, acting as the Lead Agency as defined in Section 21067 of the Public Resources Code, has undertaken the preparation of an Environmental Impact Report ("EIR") (California State Clearinghouse Number 2015121017), and study of the Project; and

**WHEREAS**, pursuant to Public Resources Code section 21080.4 and CEQA Guidelines section 15082, a Notice of Preparation ("NOP") for the preparation of a Draft EIR for the Project was issued for a 30-day public review period on December 7, 2015, and submitted to the California State Clearinghouse for distribution to potentially affected state agencies, mailed directly to state and local agencies ("Responsible Agencies"), departments, and organizations, posted in the office of the Riverside County Clerk, and published in a local newspaper; and

**WHEREAS**, the District held a public scoping meeting at the Menifee Valley Campus on December 17, 2015, to solicit the opinions, views, and concerns of interested parties; and

**WHEREAS**, the District prepared and released the Draft EIR for a 45-day public review and comment period, which began August 21, 2017, and closed October 4, 2017; and

**WHEREAS**, in compliance with the CEQA Guidelines, the District submitted copies of the Draft EIR and a Notice of Preparation ("NOP") to the California State Clearinghouse for distribution to potentially affected state agencies, submitted the Draft EIR directly to local agencies, and made copies of the Draft EIR available for review by interested persons at the District Office located at 1499 North State Street, San Jacinto, and online at [www.msjc.edu](http://www.msjc.edu); and

**WHEREAS**, the District published a Notice of Availability ("NOA") for the Draft EIR in the local newspaper, and posted a copy of the NOA at the Riverside County Clerk's office; and

**WHEREAS**, the District prepared full and complete responses to the comments submitted on the Draft EIR, which includes copies of all letters received in response to the Draft EIR, responses to each substantive environmental comment received, and any changes/additions to the Draft EIR ("Errata Sheets") into the final version of the Draft EIR (the "Final EIR"); and

**WHEREAS**, the Final EIR is composed of the Draft EIR, including any exhibits or appendices thereto, the list of persons, organizations and public agencies that commented on the Draft EIR, the comments received, the responses to comments raised in the public review and comment process, and the Mitigation Monitoring and Reporting Program, each of which is incorporated herein and made a part hereof by this reference; and

**WHEREAS**, in accordance with the CEQA Guidelines, the District submitted copies of the Final EIR to all agencies that responded to the Draft EIR for a 10-day comment period; and

**WHEREAS**, the District made available a copy of the Final EIR on file at the District Office located at 1499 North State Street, San Jacinto, and online at [www.msjc.edu](http://www.msjc.edu); and

**WHEREAS**, in compliance with CEQA Guidelines, and for the record, the District has prepared: (1) Findings of Fact and Statement of Overriding Considerations for the Project, which identify potentially significant environmental effects associated with the Project and how those effects will be addressed (Exhibit A); (2) a Mitigation Monitoring and Reporting Program (Exhibit B), which provides the structure for ensuring that all mitigation measures identified in the Final EIR are implemented; and (3) a Notice of Determination for filing with the Riverside County Clerk's Office (Exhibit C), all of which are attached and incorporated into this Resolution by reference; and

**WHEREAS**, pursuant to CEQA Guidelines section 15086, the District has given notice to and consulted with Responsible Agencies, trustee agencies with resources affected by the Project, and other state, federal, and local agencies which have jurisdiction by law with respect to the Project or which exercise authority over resources which may be affected by the Project; and

**WHEREAS**, prior to taking action on the Project, the District has evaluated and considered all potentially significant effects on the environment, feasible project alternatives, and the Mitigation Monitoring and Reporting Program, and has balanced the benefits of the Project against its unavoidable effects on the environment; and

**WHEREAS**, the Board has read and considered all environmental documentation comprising the Final EIR, its supporting sources, and comments received from state and local agencies and other interested persons; and

**WHEREAS**, the Board has determined that the Final EIR is adequate, complete, has been prepared in accordance with CEQA, and has incorporated therein the mitigation measures described in the Draft EIR and the Mitigation Monitoring and Reporting Program; and

**WHEREAS**, the Final EIR has been prepared in compliance with CEQA and reflects the Board's independent judgment and analysis of the District as lead agency with respect to the Project; and

**WHEREAS**, the EIR and all supporting material, which constitute a record of these proceedings, are kept at the Mt. San Jacinto Community College District Office, located at 1499 North State Street, San Jacinto, under the control of the Vice President of Business Services.

**NOW, THEREFORE**, the Mt. San Jacinto Community College District Board of Trustees hereby finds, determines, declares, orders and resolves as follows:

**Section 1.** That all of the recitals set forth above are true and correct, and the Board so finds and determines the foregoing recitals are true and correct.

**Section 2.** The Board certifies that: (1) the Final EIR for the Project has been prepared in compliance with CEQA and the CEQA Guidelines; (2) the Final EIR was presented to the Board, which reviewed and considered the information contained in the Final EIR and comments received prior to approving the Project; and (3) the Final EIR reflects the Board's independent judgment and analysis.

**Section 3.** The Findings of Fact and Statement of Overriding Considerations (Exhibit A) is hereby adopted. The "Significant Unavoidable Impacts" identified in the Findings of Fact are considered unavoidable and cannot feasibly be mitigated to a less than significant level. Implementation of the I-15 Corridor Campus Master Plan project and the associated project actions will reduce vehicle miles traveled (VMT) and provide learning opportunities for disadvantaged and underserved students, which outweigh the unavoidable environmental impacts identified above. Notwithstanding the foregoing, the District finds that the Significant Unavoidable Impacts are outweighed by the benefits of the Project due to the overriding considerations set forth in the Findings of Fact and Statement of Overriding Considerations attached hereto as Exhibit A and incorporated herein by this reference.

**Section 4.** The Board hereby adopts the Mitigation Measures for the Project and the Mitigation Monitoring Program (Exhibit B), attached hereto and incorporated herein by reference, and the Final EIR.

**Section 5.** The Board adopts the Findings for each potentially significant environmental effect identified in the Final EIR, attached hereto and incorporated herein by reference.

**Section 6.** The Board finds that the public and interested government agencies have been afforded adequate notice and opportunity to comment on the NOP, Draft EIR, Final EIR, and the Project.

**Section 7.** The Board finds that information contained in various reports, errata, and modifications made to the Draft EIR in response to comments, and the evidence presented in written and oral testimony, do not represent significant new information so as to require recirculation of the Draft EIR pursuant to CEQA Guidelines section 15088.5.

**Section 8.** The Board hereby delegates authority to the District Vice President of Business Services, or designee, to cause a Notice of Determination to be filed with the Riverside County Clerk and the State Clearinghouse.

**Section 9.** The findings made in this Resolution are based upon the information and evidence set forth in the Draft EIR and Final EIR and upon substantial evidence, which has been presented in the record of these proceedings; the Final EIR and all supporting material, which constitute a record of these proceedings, will be kept at the Mt. San Jacinto Community College District Office, located at 1499 North State Street, San Jacinto, under the control of the Vice President of Business Services.

**Section 10.** The Board hereby approves the Project described in the Final EIR as the I-15 Corridor Campus Menifee Valley Campus Master Plan.

**APPROVED, PASSED AND ADOPTED** by the Board of the Mt. San Jacinto Community College District on the 14th day of December, 2017, by the following vote:

AYES:

NOES:

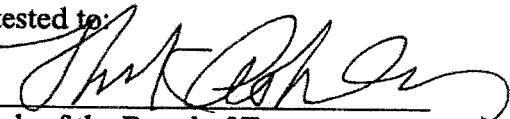
ABSTENTIONS:

MT. SAN JACINTO COMMUNITY COLLEGE  
DISTRICT BOARD OF TRUSTEES

By: 

\_\_\_\_\_  
President of the Board of Trustees  
Mt. San Jacinto Community College District

Attested to:

  
\_\_\_\_\_  
Clerk of the Board of Trustees  
Mt. San Jacinto Community College District



**Notice of Determination**

**Appendix D**

**To:**  
 Office of Planning and Research  
 U.S. Mail: \_\_\_\_\_ Street Address: \_\_\_\_\_  
 P.O. Box 3044 1400 Tenth St., Rm 113  
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
 County of: Riverside  
 Address: 2720 Gateway Drive  
Riverside, CA 92507

**From:**  
 Public Agency: Mt. San Jacinto CCD (MSJCCD)  
 Address: 1499 N. State Street, Building 200  
San Jacinto, CA 92583  
 Contact: Beth Gomez  
 Phone: (951) 487-3011

Lead Agency (if different from above):  
MSJCCD  
 Address: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**SUBJECT:** *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

State Clearinghouse Number (if submitted to State Clearinghouse): 2015121017

Project Title: I-15 Corridor Campus Master Plan -

Project Applicant: Mt. San Jacinto Community College District

Project Location (include county): Northeast corner of Clinton Keith Rd and Salda Del Sol, Wildomar, Riverside

Project Description: MSJCCD is proposing a master planned, full-service community college with an enrollment of approx. 15,000 part-time or 10,000 full-time equivalent students and approx. 400 staff at ultimate buildout. The Project would be completed in four totaling approx. 495,000 gross SF. Full buildout is tentatively scheduled between 2035-38.

This is to advise that the Mt. San Jacinto Community College District has approved the above  
 Lead Agency or  Responsible Agency

described project on December 14, 2017 and has made the following determinations regarding the above  
(date)  
described project.

1. The project  will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not] adopted for this project.
5. A statement of Overriding Considerations  was  was not] adopted for this project.
6. Findings  were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:  
Mt. San Jacinto Community College District, 1499 N. State Street, Building 700, San Jacinto, CA 92583

Signature (Public Agency): Beth Gomez Title: Vice President of Business Services  
Date: 12/14/17 Date Recd: \_\_\_\_\_

**FILED / POSTED**  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code  
E-201701585  
12/15/2017 11:54 AM Fee: \$ 3128.25  
Page 1 of 1

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 17-402466

State Clearinghouse # (if applicable): 2014121017

Lead Agency: MT. SAN JACINTO CCD Date: 12/15/2017

County Agency of Filing: RIVERSIDE Document No: E-201701596

Project Title: I-15 CORRIDOR CAMPUS MASTER PLAN

Project Applicant Name: MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT Phone Number: (951) 487-3011

Project Applicant Address: 1499 N. STATE STREET, BLDG 200, SAN JACINTO, CA 92583


Project Applicant: SCHOOL DISTRICT

CHECK APPLICABLE FEES:

- |   |                             |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report   | <u>\$3,078.25</u>           |
| <input type="checkbox"/> Negative Declaration   | <u>                    </u> |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)     | <u>                    </u> |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs                               | <u>                    </u> |
| <input checked="" type="checkbox"/> County Administration Fee   | <u>\$50.00</u>              |
| <input type="checkbox"/> Project that is exempt from fees (DFG No Effect Determination (Form Attached)) |                             |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)                         |                             |

Total Received \$3,128.25

Signature and title of person receiving payment:



Deputy

Notes:

# Map A

APNs 362-150-025 and 362-150-026



## Legend

- City Boundaries
- Cities

## Notes

\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



0 954

1,908 Feet



REPORT PRINTED ON...4/18/2018 4:45:06 PM

© Riverside County RCIT GIS



# Riverside County Regional Park and Open-Space District

Scott Bangle, Parks Director/General Manager | Kyla Brown, Assistant Director

## Original Documents for MinuteTraq Item # 6923

### REGIONAL PARK AND OPEN SPACE DISTRICT:

Resolution No. 2018-10 Considering An Environmental Impact Report For The Mt. San Jacinto Community College District I-15 Corridor Campus Master Plan Project, Making Responsible Agency Findings Pursuant To The California Environmental Quality Act, Adopting A Mitigation Monitoring And Reporting Plan, And Issuing Certain Limited Approvals For The Project; Resolution No. 2018-09 Authorization To Sell Fee Simple Interest In Real Property Located In The City Of Wildomar, County Of Riverside, State of California, with Assessor's Parcel Numbers 362-150-026 and 362-150-025 to the Mt. San Jacinto

### Signed Notice of Determination and Journal Voucher

Questions or Concerns, please contact  
Shannon Chamberlain  
snchamberlain@rivco.org or 951-955-1396





**Notice of Determination**

To: **Office of Planning and Research**  
For U.S. Mail:  
P.O. Box 3044  
Sacramento, CA 95812-3044

Street Address:  
1400 Tenth Street  
Sacramento, CA 95814

From: **Riverside County Park and Open-Space District**  
4600 Crestmore Rd.  
Jurupa Valley, CA 92509  
Contact: Scott Bangle  
Phone: 951.955.4300

**County Clerk**  
County of Riverside  
2724 Gateway Drive  
Riverside, CA 92507

**Lead Agency:** Mt. San Jacinto Community College District

**Subject:** Filing of Notice of Determination in compliance with 21152 of the Public Resources Code

**State Clearinghouse Number:** 2015121017

**Project Title:** Mt. San Jacinto Community College District ("MSJCCD") I-15 Corridor Campus Master Plan Project

**Project Location**

The Project is located in the City of Wildomar at the northeast corner of Clinton Keith Road and Salida Del Sol, APN 362-150-02. The Project encompasses a portion of Township 6S, Range 3W, Section 31, Base SBD. Latitude/Longitude for the Project is 33° 36' 6 N" / 117° 13' 47 W". See attached map.

**Project Description**

MSJCCD is proposing a master planned, full-service community college with an enrollment of approximately 15,000 part-time or 10,000 full-time equivalent students and approx. with approximately 400 staff at ultimate buildout. The project would be completed in four totaling approx. 495,500 gross SF. Full buildout is anticipated between 2035 and 2038. Riverside County Regional Park and Open-Space District is acting as responsible agency as its participation in the project would be limited to selling the property in question to MSJCCD.

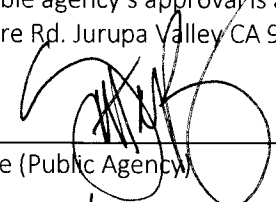
**Determination**

This is to advise that the Riverside County Park and Open-Space District has acted as a responsible agency and approved its portion of the above-described Project on May 8, 2018, and, pursuant to the California Environmental Quality Act ("CEQA"), has made the following determinations regarding the above described Project:

- 1) The Project will have a significant effect on the environment.
- 2) Riverside County Park and Open-Space District considered the Environmental Impact Report ("EIR") as prepared and certified by MSJCCD.
- 3) Mitigation measures were made a condition of the approval of the Project.
- 4) A Mitigation Monitoring Program was adopted for this Project.
- 5) A Statement of Overriding Considerations was adopted for this Project.
- 6) Findings were made pursuant to the provisions of CEQA.

**Public Access to Environmental Document**

The EIR and record of the lead agency's project approval is available to the General Public at the Mt. San Jacinto Community College District, 1499 N. State Street, Building 700, San Jacinto, CA 92583-2399; the EIR and record of the responsible agency's approval is available at the Riverside County Park and Open-Space District office located at 4600 Crestmore Rd. Jurupa Valley CA 92509.

  
\_\_\_\_\_  
Signature (Public Agency)

  
\_\_\_\_\_  
Title

9/1/18  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date Received for Filing



# Riverside County Regional Park and Open-Space District

Scott Bangle, Parks Director/General Manager | Kyla Brown, Assistant Director

**DATE:** May 3, 2018  
**TO:** Mary Ann Meyer  
**FROM:** Jeanne McLeod  
**RE:** Accounting String for Internal Charges

---

Please utilize the accounting string below to charge the Park District for any administrative expenses in connection with the attached request:

FUND	DEPTID	ACCOUNT	PROJECT
25400	931245	536780	

Please provide a copy of the posted journal via email to [Parks-Finance@rivco.org](mailto:Parks-Finance@rivco.org)

If you have any questions or experience any difficulties in using the above accounting string, please do not hesitate to contact me.

Thanks!



Jeanne McLeod

Contracts and Grants Analyst



Recorded at request of and return to:

Mt. San Jacinto Community  
College District  
Attn: Dr. Roger Schultz  
1499 N. State Street  
San Jacinto, CA 92583

With a Conformed Copy to:

Riverside County Regional  
Park and Open-Space District  
Attn: Scott Bangle, General Manager  
4600 Crestmore Road  
Jurupa Valley, CA 92509

**FREE RECORDING**

This instrument is for the benefit of  
the Mt. San Jacinto Community  
College District and is entitled to be  
recorded without fee.  
(Govt. Code 6103)

(Space above this line reserved for Recorder's use)

APN: 362-150-026 and 362-150-025

**GRANT DEED**


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THE RIVERSIDE COUNTY REGIONAL PARK & OPEN-SPACE DISTRICT, a park and open-space district created pursuant to the California Public Resources Code, Division 5, Chapter 3, Article 3, ("Grantor") GRANTS and CONVEYS to the MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT, a community college district duly organized and existing under the laws of the State of California ("Grantee") the real property in the City of Wildomar, County of Riverside, State of California, described as:

See Exhibit "A" attached hereto  
and made part hereof

Dated: MAY 08 2018

GRANTOR:  
RIVERSIDE COUNTY REGIONAL PARK &  
OPEN-SPACE DISTRICT

ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

By:   
~~Kevin Jeffries, Chairman~~

**CHUCK WASHINGTON**

FORM APPROVED COUNTY COUNSEL

BY:   
SYNTHIA M. GUNZEL DATE

MAY 08 2018 131 D

EXHIBIT "A"  
LEGAL DESCRIPTION

All that certain real property situated in the County of Riverside, State of California, described as follows:

The West half of the East half of Section 31, Township 6 South, Range 3 West, San Bernardino Base and Meridian, in the County of Riverside, State of California.

Excepting therefrom the Westerly 30.00 feet and the Southerly 55.00 feet;

Also excepting therefrom that portion lying Northerly of the Southerly line of that certain 79 foot wide road dedication, (also shown as La Estrella Street) as dedicated to the County of Riverside, a political subdivision, by document recorded January 31, 2001 as Instrument No. 2001-040429 of Official Records, Riverside County, California.

Also excepting therefrom that portion lying within TM30094, as shown by map on file in Book 339, Pages 29 through 34 of Maps, Records of Riverside County, California.

Assessor's Parcel Number: 362-150-025; 362-150-026

End of Legal Description