

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Aesthetics
- Air Quality
- Cultural Resources
- Noise
- Transportation and Circulation

Provide a list of the responsible or trustee agencies for the project.

N/A

Summary of Potentially Significant Impacts and Mitigation Measures

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
Aesthetics			
<p>Impact AES-4: The proposed Project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.</p>	Potentially Significant	<p>MM AES-1. New sources of exterior lighting shall be shielded and directed downward to avoid light spillovers onto adjacent properties. Lighting shall also be of the minimum required intensity to provide for safety and security purposes. Nighttime operation of new sources of lighting shall be consistent with that of existing lighting sources on campus and shall consider potential effects to nighttime views of nearby residents and circulation. Interior lighting shall be turned off when not in operation or operated in the lowest possible setting.</p> <p>MM AES-2. The use of reflective building materials shall be minimized to the extent practicable. Building materials shall be consistent with the visual character of existing and planned campus facilities and with the overall character of the Ocean Campus.</p>	Less than Significant
Air Quality			
<p>Impact AQ-2: The proposed Project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard</p>	Potentially Significant	<p>MM AQ-1. The following BAAD Basic Best Management Practices for Construction-Related Fugitive Dust Emissions shall be implemented:</p> <ul style="list-style-type: none"> • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph. • All trucks and equipment, including their tires, shall be washed off prior to leaving the site. • Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel. • Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s General Air Pollution 	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
Impact AQ-3: The proposed Project could expose sensitive receptors to substantial pollutant concentrations.	Potentially Significant	<p>Complaints number shall also be visible to ensure compliance with applicable regulations.</p> <ul style="list-style-type: none"> • Limit the simultaneous occurrence of excavation, grading, and ground-disturbing construction activities. • Install wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity. • Plant vegetative ground cover (e.g., fast-germinating native grass seed) in disturbed areas as soon as possible and watered appropriately until vegetation is established. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent. • Minimize the amount of excavated material or waste materials stored at the site. • Hydroseed or apply non-toxic soil stabilizers to construction areas, including previously graded areas, that are inactive for at least 10 calendar days. 	Less than Significant
Biological Resources			
Impact BIO-1: Implementation of the proposed Project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; and the proposed project would interfere substantially with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife	Potentially Significant	<p>MM BIO-1: Preconstruction Nesting Bird Surveys and Buffer Areas. Nesting birds and their nests shall be protected during construction by implementation of the following measures for each construction phase:</p> <ol style="list-style-type: none"> a. To the extent feasible, conduct initial activities, including, but not limited to, vegetation removal, tree trimming or removal, ground disturbance, building demolition, site grading, and other construction activities that may compromise breeding birds or the success of their nests outside of the nesting season (January 15 through August 15). b. If construction during the bird nesting season cannot be fully avoided, a qualified wildlife biologist shall conduct pre-construction nesting surveys within 14 days prior to the start of construction or demolition at areas that have not been previously disturbed by project activities or after any construction breaks of 14 days or more. Surveys shall be performed for suitable habitat within 250 feet of the project site in order to locate any active nests of common bird species and within 500 feet of the project site to locate any active raptor (birds of prey) nests. 	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
corridors, or impede the use of native wildlife nursery sites.		<ul style="list-style-type: none"> c. If active nests are located during the preconstruction nesting bird surveys, a qualified biologist shall evaluate if the schedule of construction activities could affect the active nests, and if so, the following measures would apply: <ul style="list-style-type: none"> i. If construction is not likely to affect the active nest, construction may proceed without restriction; however, a qualified biologist shall regularly monitor the nest at a frequency determined appropriate for the surrounding construction activity to confirm there is no adverse effect. Spot-check monitoring frequency would be determined on a nest-by-nest basis, considering the particular construction activity, duration, proximity to the nest, and physical barriers that may screen activity from the nest. The qualified biologist may revise his/her determination at any time during the nesting season in coordination with the District. ii. If it is determined that construction may affect the active nest, the qualified biologist shall establish a no-disturbance buffer around the nest(s), and all project work shall halt within the buffer until a qualified biologist determines the nest is no longer in use. Typically, these buffer distances are 250 feet for passerines and 500 feet for raptors; however, the buffers may be adjusted if an obstruction, such as a building, is within line-of-sight between the nest and construction. iii. Modifying nest buffer distances, allowing certain construction activities within the buffer, and/or modifying construction methods in proximity to active nests shall be done at the discretion of the qualified biologist and in coordination with the District, who would notify CDFW. Necessary actions to remove or relocate an active nest(s) shall be coordinated with the District and approved by CDFW. iv. Any work that must occur within established no-disturbance buffers around active nests shall be monitored by a qualified biologist. If adverse effects in response to project work within the buffer are observed and could compromise the nest, work within the no-disturbance buffer(s) shall halt until the nest occupants have fledged. v. Any birds that begin nesting within the project area and survey buffers amid construction activities are assumed to be habituated to construction-related or similar noise and disturbance levels, so exclusion zones around nests may be reduced or eliminated in these cases as determined by the qualified biologist in coordination with the District, who would notify CDFW. Work may proceed around these active nests as long as the nests and their occupants are not directly impacted. d. In the event inactive nests are observed within or adjacent to the project site at any time throughout the year, any removal or relocation of the inactive nests shall be at the discretion of the qualified biologist in coordination with the District, who would notify and seek approval from the CDFW, as appropriate. Work may proceed around these inactive nests 	

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact C-BIO-1: The proposed Project, in combination with past, present, and reasonably foreseeable future projects, would result in a cumulatively considerable contribution to cumulative impacts related to biological resources.</p>	Potentially Significant	Implement MM BIO-1	Less than Significant
Cultural Resources			
<p>Impact CR-1: Construction activities could cause a substantial adverse change in the significance of an archaeological resource.</p>	Potentially Significant	<p>MM CR-1. Accidental Discovery of Archaeological Resources</p> <p>Prior to the start of a project that requires grading, excavation, or earth movement, the project prime contractor, any project subcontractor, and the utilities firm involved in soils-disturbing activities within the project site shall attend a mandatory training provided by CCSF's consulting archaeologist. The training shall describe the archaeological resources that could be encountered and the procedures that should be followed by the construction team in the event of an accidental discovery of archaeological resources.</p> <p>Should any indication of an archaeological resource be encountered during any soil-disturbing activity of the project, the project engineer, foreman, and or other responsible person shall suspend any soil-disturbing activities within 100 feet of the discovery and notify CCSF of the find.</p> <p>If CCSF's consulting archaeologist determines that an archaeological resource as defined in Section 15064.5 may be present within the project area, an archaeological resource mitigation plan shall be prepared and implemented pursuant to PRC Section 21083.2(b). In compliance with Section 21083.2(b), preservation in place shall be the preferred mitigation. This shall be accomplished through:</p> <ul style="list-style-type: none"> • Protection of the resource through capping and covering; • Modification to the construction plan to avoid the resource; or • Incorporation of the resource within open space. <p>If preservation in place is not feasible, the CCSF's consulting archaeologist shall prepare and implement a detailed treatment plan. The treatment plan shall define a data recovery program to preserve the significant information that the archaeological resource is expected to contain. The intent of the treatment plan is to save as much of the archaeological resource as possible, including moving the resource if feasible. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project.</p> <p>For prehistoric resources, CCSF shall consult with the Native American representative(s) on the approach and the preparation of the treatment plan. As appropriate, the prehistoric resource shall be analyzed in a regional context, and the treatment plan shall be provided to local and state repositories, libraries, and interested professionals.</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
<p>Impact CR-2: Construction activities could disturb human remains if such remains are present within the project site.</p>	Potentially Significant	<p>MM CR-2: Treatment of Human Remains</p> <p>The treatment of human remains and of associated or unassociated funerary objects discovered during any soil-disturbing activity shall comply with all applicable state and federal laws. This shall include halting construction activities within 100-foot radius and immediate notification of the CCSF consulting archaeologist and the San Francisco Office of the Chief Medical Examiner. In the event the San Francisco Office of the Chief Medical Examiner determines that the human remains are Native American remains, the San Francisco Office of the Chief Medical Examiner shall notify the Native American Heritage Commission (NAHC) to appoint a Most Likely Descendant (MLD). The CCSF shall request from the appointed MLD to complete his or her inspection and make recommendations or preferences for treatment and disposition within 48 hours of being granted access to the site (Public Resources Code section 5097.98).</p> <p>CCSF shall make all reasonable efforts to develop a Burial Agreement (“Agreement”) with the MLD, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of the human remains and associated or unassociated funerary objects (as detailed in CEQA Guidelines section 15064.5(d)). The Agreement shall take into consideration the appropriate excavation, removal, recordation, scientific analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the MLD agrees to scientific analyses of the remains and/or associated or unassociated funerary objects, the CCSF consulting archeologist shall retain possession of the remains and associated or unassociated funerary objects until completion of any such analyses, after which the remains and associated or unassociated funerary objects shall be reinterred or curated as specified in the Agreement.</p> <p>Nothing in existing state regulations or in this mitigation measure compels CCSF to accept recommendations of an MLD. However, if CCSF and MLD are unable to reach an agreement on scientific treatment of the remains and associated or unassociated funerary objects, the CCSF, shall ensure that the remains and associated or unassociated funerary objects are stored securely and respectfully until they can be reinterred on the property, with appropriate dignity, in a location not subject to further or future subsurface disturbance (Public Resources Code section 5097.98).</p> <p>Treatment of historic-period human remains and of associated or unassociated funerary objects discovered during soil-disturbing will be determined by CCSF in consultation with the consulting archaeologist and descendant communities if identified.</p>	Less than Significant
Geology and Soils			
<p>Impact GEO-5: The proposed Project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	Potentially Significant	<p>MM GEO-5: Inadvertent Discovery of Paleontological Resources</p> <p>Before the start of any drilling or excavation activities, the College’s contractor shall retain a qualified paleontologist, as defined by the Society of Vertebrate Paleontology, who is experienced in on-site construction worker training. The qualified paleontologist shall complete an institutional record and literature search and train all construction personnel who</p>	Less than Significant

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>are involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils that are likely to be seen during construction, and proper notification procedures should fossils be encountered. If potential vertebrate fossils are discovered by construction crews, all earthwork or other types of ground disturbance within 50 feet of the find shall stop immediately, and the monitor shall notify the District. The fossil should be protected by an "exclusion zone" (an area approximately five feet around the discovery that is marked with caution tape to prevent damage to the fossil). Work shall not resume until a qualified professional paleontologist can assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the qualified paleontologist may record the find and allow work to continue or recommend salvage and recovery of the fossil. If treatment and salvage is required, recommendations shall be consistent with Society of Vertebrate Paleontology's 2010 Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, and currently accepted scientific practice, and shall be subject to review and approval by the District. If required, treatment for fossil remains may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection [e.g., the University of California Museum of Paleontology], and may also include preparation of a report for publication describing the finds. The District shall ensure that information on the nature, location, and depth of all finds is readily available to the scientific community through university curation or other appropriate means.</p>	
Hazards and Hazardous Materials			
<p>Impact HAZ-2: The proposed Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.</p>	<p>Potentially Significant</p>	<p>MM HAZ-1: Soil and Groundwater Contamination</p> <p>If evidence of contaminated soil and/or groundwater, such as odors, oil sheen, or discolored soil, is encountered during excavation or grading activities, the construction contractors shall stop work and immediately inform the College. An environmental hazardous materials professional shall be contracted to conduct soil and groundwater analyses to determine if the encountered materials pose any risk to the public or construction workers. In the event that any potential risk is identified, the construction contractor shall prepare and submit a remediation plan to the appropriate agency and comply with all federal, state, and local regulations. The soil remediation plan could include excavation and on-site treatment, excavation and off-site treatment or disposal, and/or treatment without excavation. Remediation methods for the cleanup of contaminated groundwater could include in situ treatment, extraction and on-site treatment, or extraction and off-site treatment and/or disposal. Construction plans shall be modified or postponed to ensure construction will not inhibit remediation activities and will not expose the public or construction workers to hazardous conditions.</p> <p>MM HAZ-2: Hazardous Materials Contingency Plan</p> <p>A hazardous materials contingency plan shall be prepared prior to the start of any construction activity. The contingency plan shall be implemented during demolition,</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>decommission, renovation, and construction activities for the project. The hazardous materials contingency plan shall include, at a minimum, the following:</p> <ul style="list-style-type: none"> • Identification of known areas with hazardous waste and hazardous materials of concern • Procedures for temporary cessation of construction activity and evaluation of the level of environmental concern • Procedures for restricting access to the contaminated area except for properly trained personnel • Procedures for notification and reporting, including internal College management and public agencies, as needed • Health and safety measures for removal and excavation of contaminated soil • Procedures for characterizing and managing excavated soils • Procedures for certification of completion of remediation • Site workers shall be familiar with the hazardous materials contingency plan and shall be fully trained on how to identify suspected contaminated soil. 	
<p>Impact HAZ-3: The proposed Project would not result in hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste, but would involve the usage of minor amounts of routine hazardous materials within one-quarter mile of an existing or proposed school.</p>	<p>Potentially Significant</p>	<p>Implement MM HAZ-1 and MM HAZ-2</p>	<p>Less than Significant</p>
Hydrology and Water Quality			
<p>Impact HYD-1: The proposed Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.</p>	<p>Potentially Significant</p>	<p>Implement MM HAZ-1 and MM-Haz-2</p>	<p>Less than Significant</p>
Tribal Cultural Resources			
<p>Impact TCR-1: Construction activities of the proposed Project could disturb tribal cultural resources if such resources are present within the project site.</p>	<p>Potentially Significant</p>	<p>MM TCR-1: Tribal Resources If CCSF, in consultation with its consulting archaeologist, determines that ground-disturbing activities may cause a substantial adverse change to a tribal cultural resource, and measures to protect the resource are not otherwise identified in the consultation process, CCSF shall implement additional measures pursuant to PRC Section 21084.3(b). Provisions under PRC</p>	<p>Less than Significant</p>

Project Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance After Mitigation
		<p>Section 21084.3(b) describe mitigation measures that may avoid or minimize the significant adverse impacts. Examples include: 1) Avoidance and preservation of the resources in place, including, but not limited to, designing the treatment to avoid the resources and protect the cultural and natural context; 2) Treating the resource with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following: protecting the cultural character and integrity of the resource, protecting the traditional use of the resource, and protecting the confidentiality of the resource.</p> <p>If CCSF determines that preservation-in-place of the tribal cultural resource is both feasible and effective, then CCSF's consulting archeologist shall prepare an archeological resource preservation plan (ARPP), which shall be implemented when feasible. If CCSF, in consultation with the affiliated Native American tribal representatives, determines that preservation-in-place of the tribal cultural resources is not a sufficient or feasible option, then CCSF and the affiliated tribe shall consider alternatives to mitigate the impact which may include documentation or study of the resource, public education and or brochures, interpretive programs such as trails, exhibits, replanting, or other measures negotiated between CCSF and the affiliated Native American Tribal representatives.</p>	
