MEMORANDUM

TO: Gary Nellesen, Director of Facilities Planning & Management,
Mt. San Antonio Community College District

FROM: Sid Lindmark, AICP

RE: *REVISED DRAFT* 2016 CEQA Thresholds of Significance

DATE: April 28, 2016

Adoption of CEQA Thresholds of Significance by the Mt. San Antonio College Community District (the District), when it acts as the Lead Agency, is permitted by Section 15064.7 of the California Environmental Quality Act CEQA Guidelines. The CEQA Thresholds of Significance define the standard by which environmental impacts of future projects are normally determined significant or not significant. As defined in Section 15064.7 of the CEQA Guidelines, a CEQA Threshold of Significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect. The exceedance of the adopted effect will normally be a significant environmental impact and within the adopted effect will normally be a less than significant effect.

The CEQA Thresholds of Significance do not exempt projects from CEQA environmental evaluation. Only Categorical or Statutory Exemptions set forth in the CEQA Guidelines can exempt projects from CEQA review.

The *REVISED DRAFT* recommended Mt. SAC 2016 CEQA Thresholds of Significance are listed in Table 10.1 and the written evidence prepared to support the recommended Thresholds of Significance is included in the Appendix. CEQA Thresholds of Significance do not provide a "safe harbor," and are subject to the "fair argument" standard. The CEQA Procedures identified in Table 10.1 also provide specific procedures for evaluations in District CEQA documents. These procedures are not Thresholds of Significance, but guidance for completing future District CEQA documents. Also included in Table 10.1 is a list of each potentially interested public agency and/or relevant regulations.

As required under CEQA, the *REVISED DRAFT* Thresholds of Significance will be circulated for public review, and public comments will be incorporated, as applicable. The Board of Trustees will be requested to independently review the final material presented, approve the 2016 CEQA Thresholds of Significance, and approve the findings by adoption of a resolution.

APPENDICES:

1. CEQA Thresholds and Procedures for Noise (Report# 15-116), Greve & Associates, LLC, December 6, 2015

2. CEQA Thresholds and Procedures for Air Quality (Report# 15-116A), Greve & Associates, LLC, December 7, 2015

***REVISED DRAFT* Table 10.1**
MT. SAC 2016 CEQA THRESHOLDS OF SIGNIFICANCE – EFFECTIVE MAY 11, 2016

ABBREVIATIONS					
asf	Assignable Square Feet	ESA	Environmental Site Assessment	MTA	Los Angeles County Metropolitan Transportation Authority
CalEEMod	California Emissions Estimator Model	fc	Foot-candle(s)	MT/Year CO^2EQ	Metric Tonne Per Year of Carbon Dioxide Equivalent
CalEPA	California Environmental Protection Agency	FMP	Facility or Facilities Master Plan	NAHC	California Native American Heritage Commission
Cal/OSHA	California Division of Occupational Safety and Health	GHG	Greenhouse Gas(es)	NPDES	National Pollutant Discharge Elimination System
Caltrans	California Department of Transportation	g/l	Gram per Liter	OHP	California Office of Historic Preservation
CARB	California Air Resources Board	gsf	Gross Square Feet	OPR	California Office of Planning & Research
CDFW	California Department of Fish and Wildlife	IES	Illuminating Engineering Society	PPV	Peak Particle Velocity
CEC	California Energy Commission	ITE	Institute of Transportation Engineers	SCAG	Southern California Association of Governments
CEQA	California Environmental Quality Act	ksf	1,000 Square Feet	SCAQMD	South Coast Air Quality Management District
CGS	California Geological Survey	LACoFD	Los Angeles County Fire Department	SWPPP	Stormwater Pollution Prevention Plan
CNEL	Community Noise Equivalent Level	LACSD	Los Angeles County Sanitation Districts	SWRCB	State Water Resource Control Board
cy	Cubic Yards	LASD	Los Angeles County Sheriff's Department	TVMWD	Three Valleys Municipal Water District
dBA	Decibel	Leq	Equivalent Sound Level	USACE	U. S. Army Corps of Engineers
District	Mt. San Antonio Community College District	Lmax	Maximum Sound Level	USFWS	U. S. Fish & Wildlife Service
DPW	Los Angeles County Department of Public Works	LST	Localized Significance Thresholds	VOC	Volatile Organic Compound
DSA	Division of the State Architect	MM	Mitigation Measure	WQMP	Water Quality Management Program
EIR	Environmental Impact Report	MMP	Mitigation Monitoring Program	XC	Cross Country

Environmental Topic in the CEQA Checklist[1, 6]	Impact	Mt. San Antonio Community College District Threshold of Significance	Agencies and Regulations	CEQA Procedures
1. Aesthetics **CEQA Checklist Item I (a – c);**	New substantial light or glare impacts that adversely affect day or nighttime views; Light and glare impacts in sensitive biological resource areas or off-site residential areas;	Compliance with IES's *Sports and Recreational Area Lighting* (*IES RP-6-15)* standards for site-specific athletics facilities (excluding the Stadium, Flex and Practice Fields); New permanent lighting standards in Parking Lot M and Lot W immediately adjacent to sensitive biological habitat areas (i.e. Wildlife Sanctuary/Open Space Zone) shall not exceed 0.2 foot-candles at five (5) feet outside of the parking lot boundary.	CDFW;	If needed, case-by-case light and glare or massing studies, elevations or perspectives for potential aesthetic impacts; Special lighting plans for select major projects; Limit direct significant glare (fc) and prolonged exposure off-site;

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2. Air Quality **CEQA Checklist Item II (a – e);**	Localized and regional air quality;	Written evidence supporting the District's air quality thresholds is identified in Footnote 4. An air quality impact for multiple projects in a FMP occurs if SCAQMD daily construction and daily operational thresholds, due to the net trip increase from baseline to buildout (based on fall student enrollment headcount increases), are exceeded; Site-specific project thresholds for single projects are stated below); A significant <u>construction</u> or <u>operational</u> air quality impact occurs if the SCAQMD construction and operation thresholds (See Table 1 of *Report 15-116A*) are exceeded; LST analysis is required for <u>construction</u> emissions for all site-specific projects of 56,000 asf (80,000 gsf); when a new building is located less than 427 feet (130 meters) from a sensitive receptor off-site (See Table 3 of *Report 15-116A*); See *Report 15-116A* for evaluating Scenario 1A in support of the air quality thresholds[4]; watering twice per day, painting with 80 g/l or less to lower VOCs for the site-specific Scenario 1A; The stated thresholds apply to project air quality impacts only (existing + project baseline); <u>not</u> to air quality cumulative impacts (existing + project + cumulative);	CARB; CalEPA; SCAQMD; SCAQMD LST standards;	All CalEEMod analyses shall include watering the project site at least twice per day during grading (MM-3h).[3] If project air quality impacts are not significant, each site-specific project[2] remains subject to the applicable air quality Mitigation Measures included in the latest approved FMP MMP[3]. Renovation projects are usually excluded from further CalEEMod analyses because the construction activities do not result in significant net emissions;

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3. Biological Resources **CEQA Checklist Item III (a – f);**	Rare and endangered species;	Non-compliance with a Conservation Plan in the latest FMP for a site-specific project is a significant impact; Non-compliance with responsible agencies' biological resources regulations, permits or environmental standards for the latest FMP or for a site-specific project is a significant impact; (See Section 1: Aesthetics for light and glare thresholds for biological resource areas);	USACE; USFWS; SWRCB; CDFW;	Approved permits from responsible agencies; Case studies if needed; Unless there are unusual circumstances, no additional mitigation for biological resources beyond that included in the latest approved FMP MMP;
4. Cultural Resources **CEQA Checklist Item IV (a – c);**	Historic, archaeological and paleontological resources;	Non-compliance with California state law and/or an approved final cultural resource study's mitigation measures is a significant impact for a FMP or a site-specific project;	OHP; NAHC; California Assembly Bill No. 52 (AB 52); California Senate Bill No. 18 (SB 18);	Case studies; Unless there are special circumstances, no additional mitigation for cultural resources beyond that included in a case study or the latest approved FMP MMP;
5. Energy **CEQA Checklist Item V (a – c);**	Wasteful, inefficient or unnecessary consumption of energy; Renewable energy or energy efficiency measures;	Non-compliance with an Energy Conservation Plan for site-specific projects is a significant impact;	CEC;	

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6. Greenhouse Gas Emissions **CEQA Checklist Item VI (a - b);**	CO^2EQ annual operational emissions and annualized construction emissions;	Written evidence supporting the District's GHG emissions thresholds is identified in Footnote 4. Site-specific projects of less than 3.0 acres with import or export of 10,000 cy and buildings of 56,000 asf (80,000 gsf) do not exceed the GHG standard of 3,000 MT/Year CO^2EQ for annual operational and 30-year amortized construction GHG emissions. See Table 5 of *Report 15-116A*; See *Report 15-116A* for information regarding the GHG thresholds[4]; all assumptions for Scenario 1A for air quality (i.e. watering twice per day, and painting with 80 g/l or less) are required in a GHG analysis. The stated GHG thresholds apply to GHG impacts only (existing + project baseline); not to GHG cumulative impacts (existing + project + cumulative) or global GHG emission impacts;	CalEPA; CARB;	Same criteria as stated for air quality in Section 2: Air Quality; If GHG projects are not significant, each project remains subject to the applicable GHG MM in the latest approved FMP MMP (i.e. as conditions of approval) to reduce GHG regional emissions;
7. Hazards/Hazardous Materials **CEQA Checklist Item VII (a – g);**	Public exposure to hazardous materials;	Non-compliance with an approved Phase 1 and/or Phase 2 ESA Report's recommendations is a significant impact;	Cal/OSHA; CalEPA; DSA; LACoFD;	Case studies; Unless there are unusual circumstances, no additional mitigation for hazards beyond that included in the latest approved FMP MMP;
8. Hydrology/Water Quality **CEQA Checklist Item VIII (a – c);**	Adequate facilities; Water quality; Erosion or exceed the capacity of the Master Stormwater Drainage Plan;	Non-compliance with an applicable SWPPP; Non-compliance with an applicable WQMP;	DPW's *Hydrology Manual*; NPDES – SWPPP – WQMP regulations;	Case studies; Unless there are unusual circumstances, no additional mitigation for hydrology and water quality beyond that included in the latest approved FMP MMP;

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9. Land Use/Planning **CEQA Checklist Item IX (a – b);**	FMPs; Campus Zoning Districts;	Inconsistency with the District Land Use Plan (location, gsf) in the latest FMP or for a site-specific project is a significant impact; Inconsistency with a Campus Zoning District in the latest FMP is a significant impact;	SCAG's *Regional Comprehensive Plan – Land Use & Housing Chapter*; Certain District facilities are exempt from local agencies' land use and planning controls;	<u>Chapter 2.5: Definitions:</u> §21061.3 Infill Site; §21071 Urbanized Area; Definition; <u>Chapter 2.6: General:</u> §21080.09 Public Higher Education; Campus Location; Long-Range Development Plans; <u>Chapter 3: Guidelines for Implementation of the California Environmental Quality Act:</u> §15061, subsection (b)(3) Review for Exemption under "common sense" provision; §15300 Categorical Exemptions; §15301, subsection (e)(2) Existing Facilities with 10,000 sf increase; §15304 Minor Alterations to Land, including grading, trenching or backfilling; §15323 Normal Operations of Facilities for Public Gatherings including stadiums, auditoriums, amphitheaters, planetariums and swimming pools; §15332 In-Fill Development Projects, no more than five (5) acres when compatible with campus zoning;

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10. Noise **CEQA Checklist: Item X (a -b) for construction and operation;**	Traffic and construction-related noise;	Written evidence supporting the District's noise thresholds is identified in Footnote 5. Traffic-generated net noise increases on public roadways equal or less than 3 dBA at 100 feet from centerline that result in noise levels at or below 65 CNEL in off-campus sensitive- noise- receptor areas (residential or hospitals), or at or below 70 CNEL for off-campus commercial areas, due to baseline versus buildout project net FMP trip increases are <u>not</u> a significant impact; Cumulative projects traffic-generated noise impacts (existing + project baseline versus existing + project + cumulative) are <u>not</u> significant if the same noise criteria stated above is applied to sensitive receptors or commercial areas off-campus; Site-specific construction projects lasting one year or less for site preparation, demolition, grading and shell building construction located within 1,500 feet or less from a sensitive off-site land use have a significant construction noise impact if construction occurs outside of permitted construction hours. Construction hours are defined in MM-5a in the latest approved FMP MMP, as 7 am to 7 pm, Monday through Saturday, excluding federal holidays, except for emergencies; A significant construction equipment vibration impact occurs for a site-specific project if a PPV of 0.04 inches/second or more occurs off-site in a sensitive receptor area for more than fifteen (15) minutes in any one hour. See *Report 15-116*;	OPR's *General Plan Guidelines, Chapter 4: Required Elements (Noise Element);*	Case-by-case studies for unusually high noise issues (i.e. on-campus for permanent new equipment, or new special events with attendance above 8,000 weekdays except for summer intersessions; Whenever feasible, classrooms, campus housing, laboratories, auditoriums and libraries shall be located in areas where the existing noise environment is 65 CNEL or less. If not, special sound attenuation measures are required; Unless there are special circumstances (i.e. biological, special projects, etc), no additional mitigation for <u>construction</u> noise beyond that included in the latest approved FMP MMP (e.g. MM-5a) for new construction or renovation; If applicable, prepare a site-specific ground-borne vibration study to ascertain potential building damage if rough grading occurs within 50 feet of off-site buildings in sensitive receptor areas; MM-5a: All construction activities, except in emergencies or unusual circumstances, shall be limited to the hours of 7 am to 7 pm Monday-Saturday, excluding federal holidays. Staging areas for construction shall be located away from existing off-site residences. All construction equipment shall use properly operating mufflers. These requirements shall be included in construction contracts and implemented. Facilities Planning & Management shall monitor compliance. (Revised from *2012 FMP MMP*)

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10. Noise (continued) **CEQA Checklist: Item X (a -b) for construction and operation;**		Site-specific projects that generate operational noise as measured at a residential property line greater than 55 dBA Leq during the day from 7 am to 10 pm and 50 dBA Leq during the night from 10 pm to 7 am have a significant noise impact. The maximum operational noise level shall not exceed 75 dBA Lmax during the day or 70 dBA Lmax during the night, nor should they exceed 55 dBA Leq from 7 am to 10 pm and 50 dBA Leq from 10 pm to 7 am. If the ambient noise levels are higher than the stated Leq or Lmax criteria, the Leq and Lmax criteria levels are increased to the ambient noise level. Noise levels below the stated criteria are not significant; Site-specific construction projects lasting more than one year, with site preparation, demolition, grading and shell building construction, located within 1,500 feet or less from a sensitive off-site land use have a significant construction noise impact if: (1) Construction occurs outside of permitted construction hours. (Construction hours are defined in MM-5a in the MMP) and; (2) Lmax noise levels from 7 am to 7 pm are less than 90 dBA and less than 65 dBA Leq at any off-site sensitive receptor property line and; (3) from 7 pm to 7 am, the Lmax is less than 75 dBA and less than 55 dBA Leq off-site at any off-site sensitive property line; See *Report 15-116*;		

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10. Noise (continued) **CEQA Checklist: Item X (a -b) for construction and operation;**		On-campus generated site-specific operational noise shall not exceed 55 dBA Leq during the day from 7 am to 10 pm and 50 dBA Leq during the night from 10 pm to 7 am. (The noise level criterion is applied to the closest property line of the off-campus noise sensitive receptor); A site-specific project shall also not exceed 75 dBA Lmax during the day or 70 dBA Lmax during the night from 10 pm to 7 am at any noise sensitive land use. (If the ambient noise levels are higher than the noise criteria, the standard should be increased to the ambient noise level. See *Report 15-116*)[5];		
11. Open Space, Managed Resources and Working Landscapes **CEQA Checklist Item XI (a – d);**	Open spaces containing natural resources and working landscapes; Conversion of oak woodlands; Groundwater recharge; Soil erosion or the loss of topsoil; Special management due to hazards including unstable soil areas, liquefaction zones, areas subject to landslides and expansive soil areas;	Construction of a new building on campus located in a California Seismic Hazard Zone is a significant impact; Exposure of buildings or persons to liquefaction or subsidence safety hazards identified in an approved site-specific or FMP geology/soils report is a significant impact; Safety risks for buildings or persons due to expansive soil identified in an approved site-specific or FMP geology/soils report is a significant impact;	CGS; DSA;	Case studies; State law and civil engineers' recommendations; Unless there are unusual circumstances, no additional mitigation for geology/soils beyond that included in the latest approved FMP MMP; Obtain assessment and recommendations from civil engineers if damage from ground-borne vibration may occur during construction;
13. Public Services **CEQA Checklist Item XIII (a);**	Fire & police protection;	Substantial adverse physical impacts from new construction associated with required new or physically altered facilities required for the latest FMP or for a site-specific campus project to maintain acceptable performance objectives for fire or police protection is a significant impact.	LASD; LACoFD;	Impacts of new facilities on physical environment only; Unless there are special circumstances, no additional mitigation measures for public services beyond those included in the latest approved FMP MMP;

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14. Transportation **CEQA Checklist Item XIV (a – e)[6]**	Intersection, freeway ramp and main line capacity;	Non-compliance with campus parking demand projections based on parking demand and supply studies completed for the latest FMP (or every five years if no FMP has occurred beginning in 2020), based on fall student headcount enrollment and projected faculty and staff levels, is a significant impact;	SCAG's *2012–2035 Regional Transportation Plan/Sustainable Communities Strategy*; Caltrans; MTA; DWP;	Unless there are unusual circumstances, no additional mitigation measures for traffic and parking beyond those included in the latest approved FMP MMP; Haul Routes – Specific traffic congestion analysis is required when truck hauling exceeds fifteen (15) trucks per hour and 100,000 cy of earth movement for a single project. Both criteria must be met to require a Truck Haul Plan (MM-2c in 2015 Addendum to 2012 FMP EIR); Beginning in 2015, whenever there is not a traffic/parking study for a FMP, a new traffic/parking study shall be completed every five (5) years. Complete a site-specific traffic study for 56,000 asf (80,000 gsf) or more of new construction for a site-specific project (excludes renovation) that generates more than 1,925 daily trips [waived when included in FMP in last five (5) years]. Based on ITE trip rate of 27.49/ksf: Site-specific traffic and parking studies for new special events are required with projected maximum daily attendance above 15,000 weekdays (excludes summer intersession and campus holidays);

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15. Utilities/Service Systems **CEQA Checklist Item XV (a – e);**	Demand and supply availability; Water and sewer facilities and infrastructure; Landfill capacity; Compliance with solid waste regulations;	Significant physical impacts of construction of new water, wastewater treatment or storm water drainage facilities required for the latest FMP or for a site-specific project is a significant impact; Inadequate capacity of a water provider to have sufficient supplies to serve the latest FMP's or for a site-specific project's projected demand during normal, dry and multiple dry years in addition to their existing commitments is a significant impact; Inadequate capacity of a wastewater treatment provider to serve the latest FMP or site-specific project's projected demand in addition to their existing commitments is a significant impact; Non-compliance with federal, state statutes and regulations related to solid waste and lack of sufficient permitted landfill capacity to accommodate the latest FMP or a site-specific project's needs is a significant impact;	LACSD; TVMWD; DPW; Solid waste regulations;	Permits required from LACSD for occupied buildings (net increase in gsf) when the Utility Master Plan is updated for a FMP or every five (5) years, beginning in 2020; Consultation with DPW for regional landfill capacity; Consultation for special circumstances; Unless there are special circumstances, no additional mitigation measures for utilities/service systems beyond those included in the latest approved FMP MMP; Request "will serve" letters from TVMWD and LACSD for projects 56,000 asf (80,000 gsf) or more [waived when included in FMP or Utility Master Plan in last five (5) years];

District CEQA Thresholds of Significance shall be reviewed at least every five (5) years by Mt. SAC Facilities Planning & Management, beginning in 2020, and may be updated periodically by the Board of Trustees. Changes in the CEQA Guidelines, CEQA Checklist, Responsible Agency Thresholds of Significance, State Legislation, or Case Law may require changes in the District's Thresholds of Significance.

1 CEQA Guidelines outline based on the *Proposed Updates to the CEQA Guidelines: Preliminary Discussion Draft*, Office of Planning & Research, August 11, 2015.
2 Site-specific projects are individual projects previously evaluated in a certified FMP EIR or Subsequent EIR with DSA submittal or approval (i.e. submittals may include site plans, building elevations, architectural plans and/or other technical/engineering studies).
3 Unless specified, MM refers to a mitigation measure in the latest adopted FMP MMP.
4 *CEQA Thresholds and Procedures for Air Quality (Report #15-116A)*, Greve & Associates, LLC, December 7, 2015
5 *CEQA Thresholds and Procedures for Noise (Report #15-116)*, Greve & Associates, LLC, December 6, 2015
6 Updating Transportation Impacts Analysis in the CEQA Guidelines: Preliminary Draft of Updates to the CEQA Guidelines Implementing Senate Bill 743 (Steinberg, 2013), Governor's Office of Planning and Research, August 6, 2014.