

**SOUTHWESTERN COLLEGE CHULA VISTA CAMPUS  
FACILITIES MASTER PLAN PROJECTS**

The Southwestern Community College District (District), as Lead Agency under the California Environmental Quality Act (CEQA), proposes to implement Phase 1 of the 2018 Facilities Master Plan (FMP) at the Chula Vista campus, which includes new facilities, parking lots, and infrastructure.

**PROJECT LOCATION:**

The proposed project will occur at the Southwestern Community College Chula Vista Campus located at 900 Otay Lakes Road, Chula Vista, CA 91910. The College campus is within the urbanized area of the City of Chula Vista in San Diego County. It is located within the communities of Rancho Del Rey, Bonita Canyon and Otay Ranch. It is situated on sloping topography between H Street and Otay Lakes Road. The campus can be reached from Interstate 805 to the west and from State Route 125 to the east. The campus is surrounded on two sides by residential neighborhoods. Bonita Vista Middle School is located northwest of the project site and Bonita Vista High School is located northeast of the project site beyond the intersection of East H Street and Otay Lakes Road and commercial businesses are located across E Street. Figure 1 depicts the project location.

**EXISTING CONDITIONS:**

Southwestern College's Chula Vista Campus is located within a fully urbanized area, within the existing campus boundaries. The campus currently consists of single- and multi-story buildings; sixteen surface parking lots; hard court tennis courts; a baseball, softball, soccer, and football field; a football stadium; track and field area; a wellness and aquatics center; a performing arts and cultural center; internal circulation road; and, landscaping. The area immediately surrounding the project site is developed with single-family and multi-family residential to the west, northwest, and south, and commercial uses to the north and east which support the residential development and college population. Bonita Vista High School is located northeast of the project site, beyond the intersection of East H Street and Otay Lakes Road.

**DESCRIPTION OF PROJECT:**

The facility improvements planned for the Chula Vista campus include the replacement of existing structures and construction of a new Student Union Complex, Instruction Complex 1, Horticultural Building and Greenhouse, expanded/new Parking Lots H and I, and a new Ring Road. The existing buildings are older and outdated, and the functions housed in these facilities will be replaced with permanent facilities that will address program needs. Table 1 provides a summary of the Phase I projects. See Figure 2 for the location of the projects.

Horticultural Building (Landscape and Nursery Technology)

Currently, at the southern portion of the campus is the existing horticulture area which consists of building 1800 which houses the Landscape and Nursery Technology program and the South Bay Botanical Gardens. Both the South Bay Botanical Gardens and associated Landscape and Nursery Technology program will be modernized and refurbished with permanent, dedicated instructional spaces. Mature, stately, and significant specimens comprise the Botanical Garden's outdoor living lab, and hardscape improvements will facilitate accessibility for students and visitors. In addition to new green house and shop space, new class labs will provide discipline-specific teaching and learning settings that work in concert with the outdoor resources of the Botanical Gardens. Also, the existing turtle pond will be relocated and maintained within the renovated grounds.

Instructional Building (Complex) 1

The Southwestern College Campus has multiple stand-alone buildings, and the new Instructional Complex 1 will consolidate these individual buildings into one, better utilizing the campus space. Instructional Complex 1 will address the demand for highly effective general use instructional space by offering a range of teaching and learning spaces including lecture classrooms, active classrooms for hands-on learning, and spaces for peer to peer collaboration and project work. Class labs that support specific academic programs will be coordinated as Areas of Study are clarified through the college's Guided Pathways Initiative. Faculty offices and support space will be included and organized to

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support these Areas of Study. A new consolidated Data Center will be integrated with Instructional Building 1. This portion of the project will provide both dedicated data storage space as well as space for instructional and information technology staff.

### Student Union Complex

Currently, the Student Union and Student Center exist as two separate building. The new Student Union Complex would house both of these in one new complex on the same site. The new Student Union will complete the heart of campus by offering a range of activities and spaces for students to gather, socialize, and interact with their peers. Balancing a number of small discrete spaces with larger flexible spaces will support student and campus programs and activities ranging from quiet study, to casual dining, to formal events. Food service and dining are critical elements of a successful Student Union and should take advantage of Chula Vista's benign climate by connecting indoor spaces with outdoor terraces and patios.

### Parking + Ring Road + Ring Walk + Transit Stop

Phase I of Ring Road would relocate an existing bus stop, solar panels, tennis court and grounds area, and reconstruct areas with new parking lots and construction of Ring Walk/Ring Road. The existing bus stop located near parking lot A will be relocated to the opposite side of Ring Road. Phase I of Parking Ring Road would extend the open space around the center of campus and out to the vehicular Ring Road and new pedestrian Ring Walk which will serve as a front door to the new buildings. The main circulation pattern will remain unchanged, there will be rerouting of Ring Road outside of parking, relocating of parking towards the areas most accessed on campus and converting of part of the current Campus Ring Road into a campus Ring Walk for pedestrians. Ring Road will be replaced with a pedestrian promenade with vehicles limited to emergency and service vehicles only. The pedestrian Ring Walk will begin near the University Center building and follow allow the existing path ended at the Math and Science buildings. A new vehicular Ring Road will be constructed around the perimeter of new, reconstructed surface parking lots (Lots C, D, E, H, I). These new surface parking lots will be built on sites that currently consist of the Automotive Buildings (which are being moved to the Otay Mesa Campus), maintenance buildings, and tennis courts. The existing solar will be relocated to the retained portion of parking lot G.

### Facilities, Operations + Warehouse + Grounds

Currently, the Operations and Maintenance buildings are located adjacent to Ring Road and Lot H. The new Facilities, Operations + Warehouse + Grounds will be relocated to the southeastern portion of campus where classroom buildings 1680-1688 exist. These building will be demolished, and this area of campus will be redeveloped as a consolidated Facilities Operations, Maintenance and Grounds complex which will centralize campus services in a location that is remote from areas of concentrated student activity, yet conveniently accessed by the new Ring Road. Deliveries and materials handling will be less disruptive to campus activity and can be efficiently staged and organized.

### Tennis Facility

The existing tennis courts are located next to surface parking Lot I and H. These courts will be relocated and replace the existing surface parking lots E and G. Relocating the Tennis Facilities to the south side of campus will make way for consolidated parking closer to the campus core.

### **APPLICABILITY OF EXEMPT STATUS:**

Categorical Exemptions are classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA.

The proposed activity is a project subject to CEQA. However, it is exempt from further environmental analysis under the following CEQA categorical exemptions:

**Class 2 (Replacement or Reconstruction).** Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

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**Class 14 (Minor Additions to Schools).** Class 14 consists of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or ten classrooms, whichever is less.

### Horticultural Building (Landscape and Nursery Technology)

**Categorical Exemption Class: Class 2 (Replacement or Reconstruction).**

The existing greenhouse and educational buildings in the horticultural center will be demolished and replaced on the same site and will have substantially the same purpose and capacity as the structure replaced.

Building 1800 (Horticulture) and Building 1810 (Greenhouse) will be demolished and replaced with the new Horticultural Building to house new classrooms and a new greenhouse will also be constructed. The turtle pond that currently exists on site will be relocated within the renovation area and the botanical garden will be retained.

### Instructional Building (Complex) 1

**Categorical Exemption Class: Class 2 (Replacement or Reconstruction).**

There are currently are instructional facilities on the site. These will be replaced with a new Instructional Building 1 which will consolidate multiple classroom buildings. The existing Bld. 300 (Science Lecture), Bld. 310 (Biology), Bld. 320 (Life Science), Bld. 330 (Chemistry), and Bld. 340 (Physics) will be demolished and replaced by a new structure. The new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

### Student Union Complex

**Categorical Exemption Class: Class 2 (Replacement or Reconstruction).**

The existing Student Union Complex will be demolished and rebuilt to consolidate the current two building complex. The existing Bld. 600 (Student Union), Bld. 610 (Student Center), Bld. 700 (Art) and Bld. 710 (Art Gallery) will be demolished and replaced. The new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

### Parking + Ring Road + Ring Walk + Transit Stop

**Categorical Exemption Class: Class 2 (Replacement or Reconstruction).**

**Categorical Exemption Class: Class 14 (Minor Additions to Schools).**

The transit stop and associated structure will be relocated to the opposite site of Campus Ring Road, this reconstruction will have a new structure on the same site and serve the same purpose as the structure replaced. The Elmhurst and Gotham bus entrances will be modified to be "right-in/right-out only" and modifications to Parking Lot A will accommodate relocating the bus stop to north side of Ring Road.

The areas adjacent to Ring Road/Walk currently have solar panels, tennis courts, grounds, and parking (Lots I and H) which will be relocated to allow for new parking to be constructed. The relocation of existing facilities on the Southwestern College site and the addition of new parking will help to accommodate projected enrollment and will not increase original student capacity.

The current Campus Ring Road is used for vehicular access will now be Ring Walk and used for pedestrian access. The new vehicular Ring Road will be constructed in an area outside of the new parking lot areas. The existing buildings will be demolished and reconstructed with new surface parking lots. Ring Road will follow along the perimeter of existing Lots C and D and the new Lots of E, H, and I. The addition of the new paths of travel and parking will not create any new classrooms or increase enrollment. The circulation pattern will remain unchanged but will be improved.

### Facilities, Operations + Warehouse + Grounds

**Categorical Exemption Class: Class 2 (Replacement or Reconstruction).**

The existing Warehouse and Maintenance buildings are located adjacent to the existing vehicular Ring Road. These existing buildings Bld. 1100 (Warehouse) and Bld. 1200 (Maintenance) will be demolished and reconstructed with new surface parking (as part of Parking+ Ring Road +Ring Walk + Transit Stop) and new maintenance and operation facilities will be constructed on the former location of buildings 1680-1688.

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### Tennis Facility

#### **Categorical Exemption Class: Class 2 (Replacement or Reconstruction).**

The new surface parking lots I and H will be constructed in the former location of the tennis courts to provide additional parking spaces to accommodate projected enrollment. The existing tennis court facilities will be relocated and constructed at the former location of warehouse/ maintenance buildings and within portion of Parking Lot B. Parking Lot G will be modified and reduced in area to accommodate the relocated tennis courts. The reconstruction of these existing facilities will be located within the Southwestern College site near where it currently exists and will have substantially the same purpose and capacity as the structure replaced.

#### **REASONS WHY PROJECT IS EXEMPT:**

The proposed project does not have the potential to trigger any of the exceptions identified in CEQA Guidelines §15300.2.

**(a) Location.** Location applies to only Categorical Exemption Classes 3,4,5,6 and 2. Therefore this exception does not apply to the Notice of Exemption.

**(b) Cumulative Impact.** The only potential cumulative projects would be other campus improvements that could be constructed currently with the Phase 1 improvements. Implementation of standard construction management best practices for all campus improvements would ensure the proposed activities would result in a significant impact that would be cumulatively considerable. Therefore, this exception does not apply to the project.

**(c) Significant Effect.** The activity will not have a significant impact on the environment. There is nothing unusual about the design of the proposed project or the project's location that could result in a significant effect on the environment due to unusual circumstances. The project site and surrounding neighborhood are located within an urbanized area that does not support any sensitive vegetation that could be impacted by the proposed project. Additionally, all of the project improvements would occur in areas that have been paved or previously disturbed. Furthermore, there is nothing unusual about the design of the proposed project that could result in a significant effect on the environment due to unusual circumstances.

**(d) Scenic Highways.** The project would not result in the demolition of existing structures or the construction of new facilities that would directly or indirectly affect an officially designated scenic highway or scenic resources near a scenic highway. There are no officially designated state scenic highways in the vicinity of the project site. No impact to scenic highways would occur, and this exception does not apply to the Notice of Exemption.

**(e) Hazardous Waste Sites.** The project is not located on a Hazardous Waste Site.

**(f) Historical Resources.** None of the buildings to be demolished have been listed in the California, National or Local Register of Historic Resources, nor are any building listed as a California Point of Historical Interest or California Historical Landmark. Due to the developed nature of the entire campus with building, concrete, sidewalks, asphalt and landing; the fact the proposed improvements would be within the general footprint of existing developed areas; and previous grading and leveling that has occurred at the campus, any prehistoric, historic, or cultural resources that may once have been located on the site would have been disturbed. Therefore, it is unlikely that any subsurface archaeological and tribal artifacts would be encountered during earth-disturbing activities. Because the proposed project will not result in a substantial adverse change in the significant of a historic resource, this exception does not apply to the Notice of Exemption.

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Phase 1 Master Plan Improvements

Phase 1 Projects	Proposed Use	Existing Uses	Proposed Improvements
Horticultural Building (Landscape and Nursery Technology)	Classrooms + support space, new greenhouse and shop space	<ul style="list-style-type: none"> <li>- Bld. 1800 (Horticulture)</li> <li>- Bld. 1810 (Greenhouse)</li> <li>- Turtle pond</li> <li>- South Bay Botanical Gardens</li> </ul>	<ul style="list-style-type: none"> <li>- Demolition of buildings 1800 and 1810, replacement with the new Horticultural Building to house new classrooms. A new greenhouse will also be constructed.</li> <li>- Botanical garden to be retained.</li> <li>- Turtle pond to be relocated within renovation area.</li> </ul>
Instructional Complex 1	Lecture classrooms, active classrooms for hands-on learning, and spaces for peer to peer collaboration and project work.	<ul style="list-style-type: none"> <li>- Bld. 300 (Science Lecture)</li> <li>- Bld. 310 (Biology)</li> <li>- Bld. 320 (Life Science)</li> <li>- Bld. 330 (Chemistry)</li> <li>- Bld. 340 (Physics)</li> </ul>	<ul style="list-style-type: none"> <li>- Demolition of existing buildings, replacement with new structure in same location.</li> </ul>
Student Union Complex	Services and resources to enhance student success	<ul style="list-style-type: none"> <li>- Bld. 600 (Student Union)</li> <li>- Bld. 610 (Student Center)</li> <li>- Bld. 700 (Art)</li> <li>- Bld. 710 (Art Gallery)</li> </ul>	<ul style="list-style-type: none"> <li>- Demolition of existing buildings, replacement with new structure in same location.</li> </ul>
Bus Stop Relocation/ Modification of Lot A	Bus stop; vehicle parking lot	<ul style="list-style-type: none"> <li>- Bus stop (in front of 100 Buildings)</li> <li>- Parking Lot A</li> </ul>	<ul style="list-style-type: none"> <li>- Modify Elmhurst and Gotham bus entrances "right-in/right-out only"</li> <li>- Modifications to Parking Lot A to accommodate relocating bus stop to north side of Ring Road.</li> </ul>
Expansion of Parking Lot I and Parking Lot H	Vehicular parking lots	<ul style="list-style-type: none"> <li>- Parking Lots I and H</li> </ul>	<ul style="list-style-type: none"> <li>- Construct new surface Parking Lots I and H in former location of tennis courts to provide additional parking spaces to accommodate projected enrollment.</li> </ul>
Ring Road and Ring Walk	Internal vehicular and pedestrian circulation elements	<ul style="list-style-type: none"> <li>- Parking lots</li> </ul>	<ul style="list-style-type: none"> <li>- Construct new ring road (for vehicular use) along the perimeter of Parking Lots C, D, E, H and I.</li> </ul>
Facilities, Operation + Warehouse + Grounds	Centralize campus services in a location conveniently accessed by the new Ring Road and away from student activity.	<ul style="list-style-type: none"> <li>- Bld. 1100 (Warehouse) and Bld. 1200 (Maintenance)</li> <li>- Bld. 1680-1688 (Classrooms)</li> </ul>	<ul style="list-style-type: none"> <li>- Demolish buildings 1100 and 1200, construct new maintenance and operation facilities in former location of buildings 1680-1688.</li> </ul>
Tennis Facility	<ul style="list-style-type: none"> <li>- Tennis court facilities</li> <li>- Parking Lot G</li> <li>- Solar Facilities</li> </ul>	<ul style="list-style-type: none"> <li>- Tennis court facilities</li> <li>- Parking Lot G</li> <li>- Solar Facilities</li> </ul>	<ul style="list-style-type: none"> <li>- Relocate/construct new tennis court facilities at former location of warehouse/ maintenance buildings and within portion of Parking Lot B.</li> <li>- Modify (reduce the area of) Parking Lot G to accommodate new/relocated tennis courts.</li> <li>- Relocate existing solar to retained portion of Parking Lot G.</li> </ul>



SOURCE: Esri, 2018

3/13/19



Southwestern College Chula Vista Campus Facilities Master Plan Projects

Project Location

FIGURE

1



Master Plan Project Legend

- █ Horticultural Building (Landscape and Nursery Technology)
- █ Instructional Building (Complex) 1
- █ Student Union Complex
- █ Relocated Bus Stop and Modifications to Lot A
- █ New Surface Parking Lots
- █ Vehicular Ring Road
- █ Pedestrian Ring Walk
- █ Facilities, Operation + Warehouse + Grounds
- █ Relocated Tennis Courts and Solar Panels

SOURCE: Southwestern College Facilities Master Plan, 2018

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Southwestern College Chula Vista Campus Facilities Master Plan Projects

Chula Vista Campus Facilities Master Plan

FIGURE

2

