

EXHIBIT 1

CEQA FINDINGS OF FACT FOR CHABOT COLLEGE 2012 FACILITIES MASTER PLAN

State Clearinghouse No: 2005092081

REQUIRED FINDINGS

CEQA requires that, prior to approval of a project, the Lead Agency make specified findings related to each of the significant or potentially significant environmental effects considered in the Mitigated Negative Declaration/Initial Study (MND/IS). The MND/IS identified several significant or potentially significant effects on the environment. The Chabot Las Positas Community College District Board of Trustees (Board) findings with respect to each of these significant or potentially significant environmental effects are presented below.

It is anticipated that the Board will adopt the MND/IS and Mitigation Monitoring and Reporting Program (MMRP) and approve the Project in conjunction with its adoption of this document. With these actions in place, all of the Project environmental effects will be reduced to Less Than Significant.

The findings for the proposed Project are based upon substantial evidence, comprised primarily of the information, analysis and mitigation measures described in the MND/IS and other information incorporated into these documents by reference.

SECTION 1.0 FINDINGS OF THE LEAD AGENCY WITH REGARD TO THE SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROJECT

1.1 ENVIRONMENTAL EFFECTS OF THE PROJECT THAT DO NOT REQUIRE FINDINGS

Environmental effects that the MND/IS found to be Less Than Significant without mitigation do not require findings under CEQA. These effects include the following:

- Project Impacts on Agricultural and Forestry Resources
- Project Impacts on Cultural Resources
- Project Impacts on Greenhouse Gas Emissions
- Project Impacts on Hydrology and Water Quality
- Project Impacts on Land Use and Planning
- Project Impacts on Mineral Resources
- Project Impacts on Population and Housing
- Project Impacts on Public Services
- Project Impacts on Recreation
- Project Transportation and Circulation
- Project Impacts on Utilities and Service Systems

1.2 ENVIRONMENTAL EFFECTS OF THE PROJECT THAT REQUIRE FINDINGS

The environmental effects that were found by the MND/IS to be significant and/or potentially significant prior to the application of mitigation measures include the effects listed below. As required by CEQA, the Board must make findings with respect to each of these significant effects. The Board's findings, and the evidence in support of those findings, are detailed below.

Site and security lighting installed at the existing baseball field could create significant light and glare impacts to nearby residences.

EFFECT: The new site and security lighting could create intrusive lighting conditions for occupants of nearby residences.

MITIGATION: Mitigation Measure AES-1 identified in the MND/IS will substantially lessen or eliminate light and glares impacts adversely affecting nearby residences.

FINDING: Implementation of Mitigation Measure AES-1 identified in the MND/IS will reduce light and glare impacts to a less-than-significant level (Initial Study pages 10 – 12).

Buildout of the 2012 Facilities Master Plan would result in short-term air pollution emissions as a result of construction activities during each development phase.

EFFECT: Construction activities could temporarily violate air quality standards during Project construction activities.

MITIGATION: Mitigation Measure-AIR 1 identified in the MND/IS will substantially lessen temporary construction related air emissions to acceptable levels as promulgated by the Bay Area Air Quality Management District.

FINDING: Implementation of Mitigation Measure AIR-1 identified in the MND/IS will reduce construction-related air quality impacts to a less-than-significant level (Initial Study pages 14 through 24).

Buildout of the 2012 Facilities Master Plan could result in significant adverse impacts to swallows nesting on the Chabot College campus.

EFFECT: The demolition of six buildings and renovation of two buildings could result in disturbance to swallow's nests in active use during construction activities.

MITIGATION: Mitigation Measures-BIO 1 through BIO-2 identified in the MND/IS will prevent swallows from nesting in campus buildings.

FINDING: Implementation of Mitigation Measures BIO-1 through BIO-2 identified in the MND/IS will reduce potential adverse impacts to swallows to a less-than-significant level (Initial Study pages 26 through 28).

Strong ground shaking may be expected at the campus during the design lifetime of the proposed six new buildings and soils generally have a medium to low expansion characteristic.

EFFECT: The Project site is located within the seismically active Bay Area and as such, Project buildings may be exposed to a significant seismic event that could result in structural damage to the buildings.

MITIGATION: Mitigation Measure GEO-1 identified in the MND/IS specifies that the design recommendations included in the geotechnical report prepared for each of the eight buildings be implemented. Project buildings will be designed to meet current code requirements to avoid substantial damage during a seismic event.

FINDING: Implementation of Mitigation Measure GEO-1 will reduce the potential for structural damage to Project buildings to a less-than-significant level (Initial Study pages 30 through 33).

There is the potential that buildings proposed for demolition and renovation may contain asbestos-containing building materials, lead-containing building materials, loose and peeling lead-containing paint, and/or polychlorinated biphenyl (PCB)-containing building materials.

EFFECT: The presence of asbestos-containing materials (ACMs) or other hazardous building materials in any of the buildings proposed for demolition and renovation represents a potential health risk during demolition activities.

MITIGATION: Mitigation Measure HAZ-1 identified in the MND/IS will substantially lessen the potential for exposure to ACMs or other hazardous materials.

FINDING: Implementation of Mitigation Measure HAZ-1 will reduce the potential for exposure to ACMs or other hazardous materials during Project demolition activities to a less-than-significant level (Initial Study pages 39 through 42).

Grading and excavation and potential off-haul of soil during each development phase may disturb soils containing hazardous substances or materials based on historical or current use at the building sites.

EFFECT: The presence of potentially hazardous waste soil represents a potential health risk during construction activities.

MITIGATION: Mitigation Measure HAZ-2 identified in the MND/IS will substantially lessen the impacts associated with potentially hazardous waste soil.

FINDING: Implementation of Mitigation Measure HAZ-2 will reduce the potential for exposure to hazardous waste soil during Project construction activities to a less-than-significant level (Initial Study pages 39 through 42).

During Project construction activities, noise levels in on-campus areas adjacent to construction sites would temporarily increase with potential adverse noise and vibration impacts on instruction/research/work activities.

EFFECT: Project construction activities could temporarily expose occupants of the classrooms, libraries and offices located adjacent to construction sites to significant adverse noise and vibration impacts.

MITIGATION: Mitigation Measure NOISE-1 identified in the MND/IS will reduce temporary construction noise impacts to acceptable levels. Mitigation Measure NOISE-2 will reduce temporary construction vibration impacts to acceptable levels.

FINDING: Implementation of Mitigation Measure-NOISE-1 through NOISE-2 will reduce significant temporary construction noise and vibration impacts to a less-than-significant level (Initial Study pages 58 through 67).