EXISTING CONDITIONS REPORT

LAS POSITAS COLLEGE CAMPUS

CHABOT-LAS POSITAS
COMMUNITY COLLEGE DISTRICT

DISTRICT-WIDE FACILITIES MASTER PLAN UPDATE

Presentation Overview

I. Planning Progress and Schedule Update

II. Existing Conditions Analysis

1. Campus Profile
2. Campus Uses
3. Open Space and Entry Experiences
4. Transportation and Parking
5. Infrastructure and Utilities
6. Sustainability

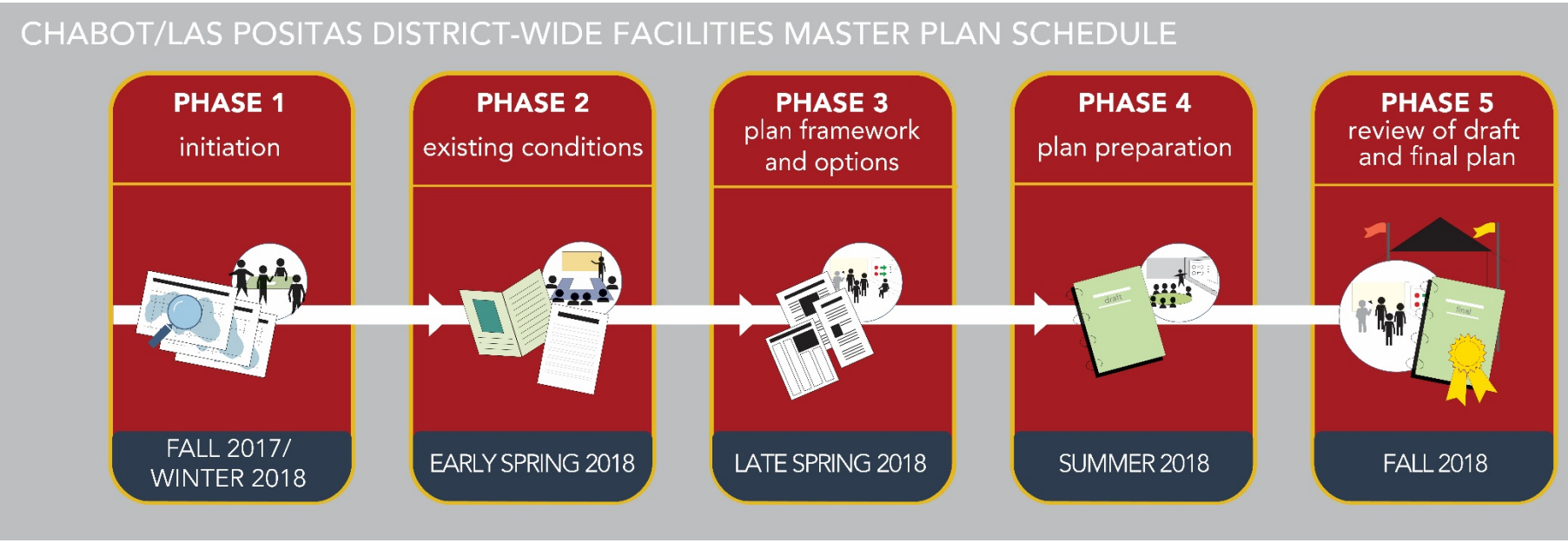
III. Summary of Directions and Next Steps

CHABOT-LAS POSITAS
COMMUNITY COLLEGE DISTRICT

2018 DISTRICT-WIDE FACILITIES MASTER PLAN UPDATE

PLANNING PROGRESS AND SCHEDULE UPDATE

Plan Process



Phase 3:

- Physical Plan Outline
- Plan Scenarios

Phase 4:

- Draft Plan Development
- Plan Layout

Phase 5:

- Campus-Wide Review of Draft Plan
- BOT Review and Approval

Meetings to Date

- Executive Committee Meetings
- Steering Committee Meetings
- Facilities Committee Meeting
- Classified Senate
- Faculty Senate
- Student Senate
- Maintenance and Operations
- District and LPC ITS Staff
- Security Master Planner
- Programs Involved in Approved Projects
- Campus Tour

What We Heard

- Implement the Plan: Las Positas is ready for a transformation!
  - Consolidate uses
  - Bring Departments/Divisions together
  - Build new, taller buildings
  - Create beautiful, active open spaces
- Execute approved projects
- Ensure community engagement in the planning process

TECHNICAL ANALYSIS OF CURRENT CONDITIONS

1. Campus Profile

Campus Profile

Mission:

Las Positas College is an inclusive learning-centered institution providing educational opportunities and support for completion of students' transfer, degree, basic skills, career-technical, and retraining goals.

Vision:

Las Positas College strives to be California's premier Community College, setting the standard through opportunities for developing knowledge, skills, values, and abilities that foster engaged and contributing members of the society.

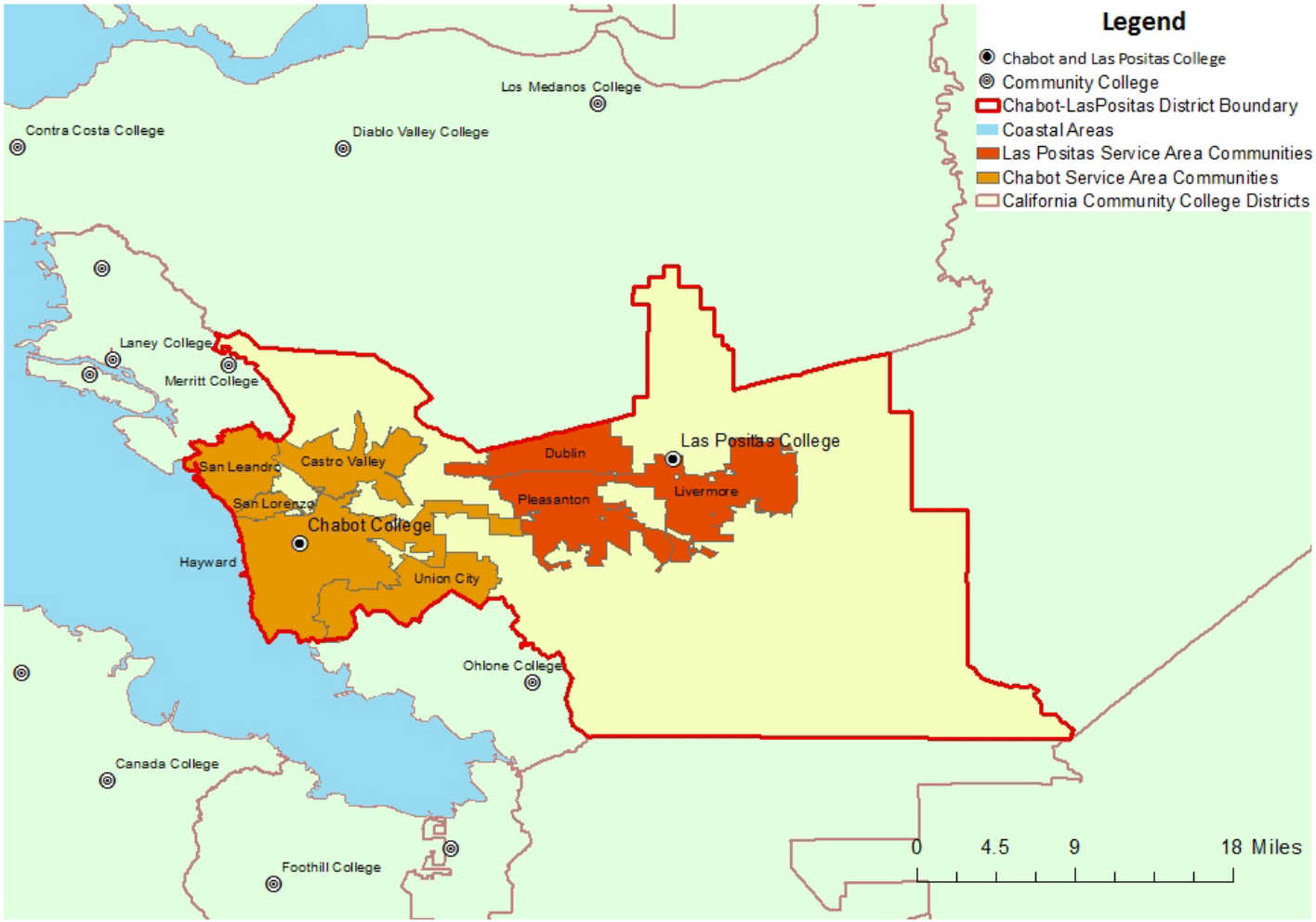
Campus Profile

- Established in 1963 as a satellite campus for Chabot College
- Attained full accreditation and became a College in 1991
- Serving the Tri-Valley region, the south-eastern portion of Alameda County
- Consisting of 147-acres of scenic campus
- Enrolling nearly 8,500 day and evening students
- Representing 41 different countries throughout the student body
- Offering 24 Occupational Associate Degrees, 17 Transfer Associate Degrees, and 44 Certificate Programs

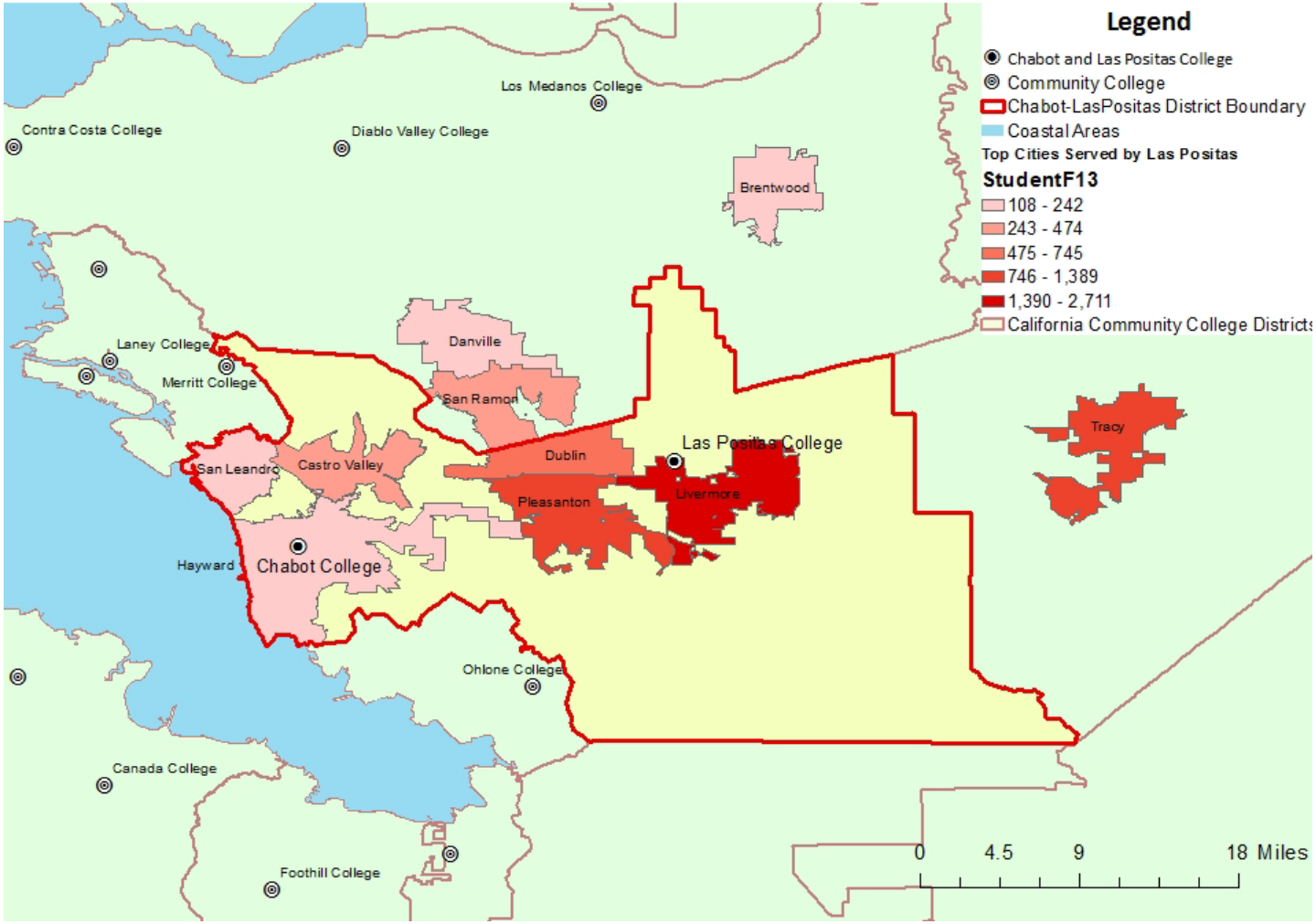
Divisions

- Arts and Humanities
- Computing, Applied Technology & Social Sciences
- Math, Science, Engineering & Public Safety
- Kinesiology/Athletics, Health, Business

District Service Area



Cities Served by LPC



Programs

- CLPCCD functions in a **very rich educational environment,** including 11 nearby California Community Colleges
- **State and University of California** institutions are also nearby, which represent **opportunities for program partnerships**
- The District offers **20 AA/AS** programs unique to its Community College neighbors, as well as **29 unique certificate programs**

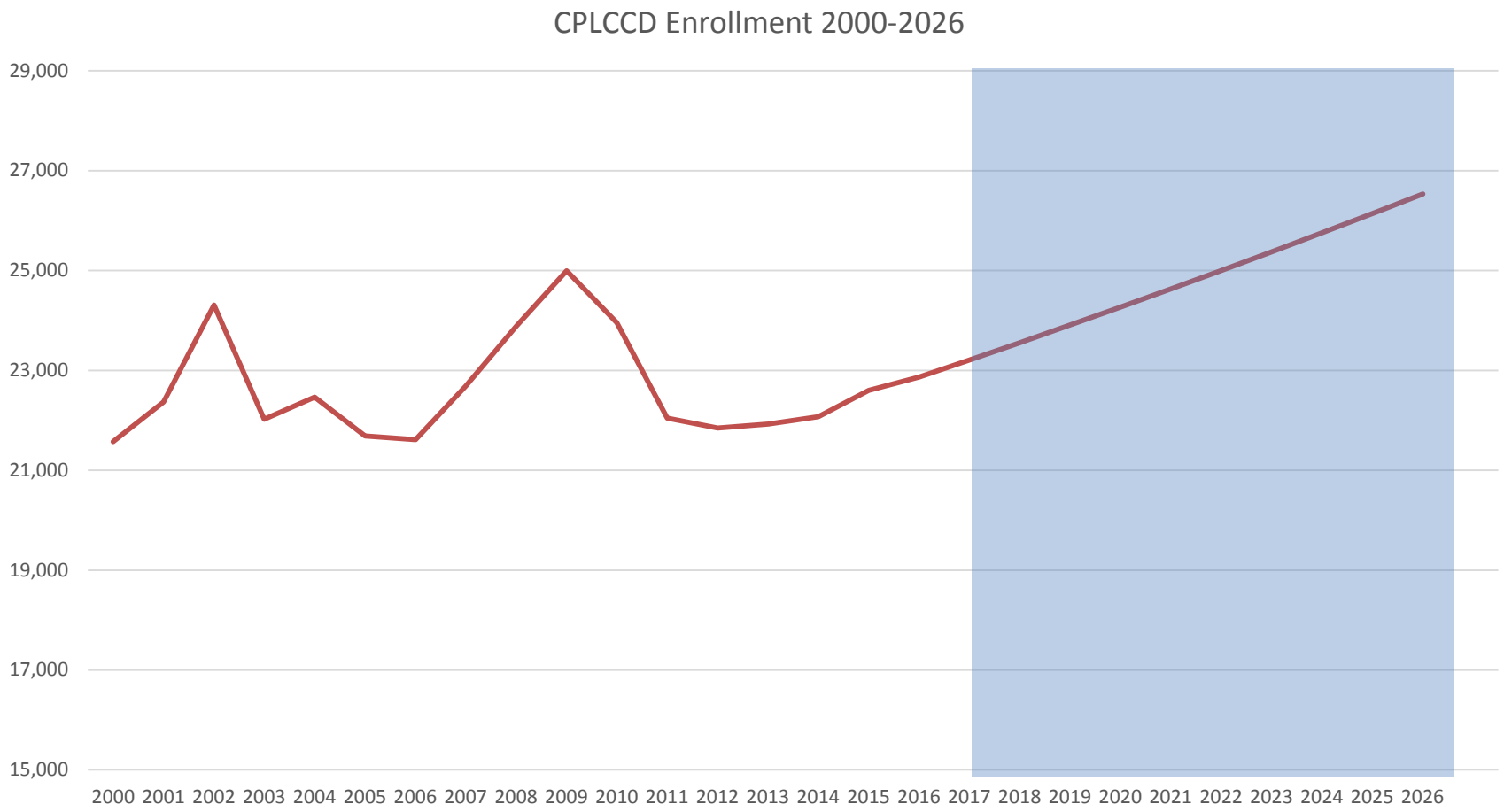
Demographic Context

- Substantial population growth (30% in the years 2010-2035) may drive increased demand for programs
- Latino and White students represent a larger share of enrollment then they do in LPC service area cities, while African American and Asian students represent a smaller percentage of the student body than they do in the general population
- Enrollment of **students from Tracy** at Las Positas will continue to grow as students are drawn to the growing Tri-Valley economy; these students tend to have lower levels of educational attainment and preparation than typical LPC Students

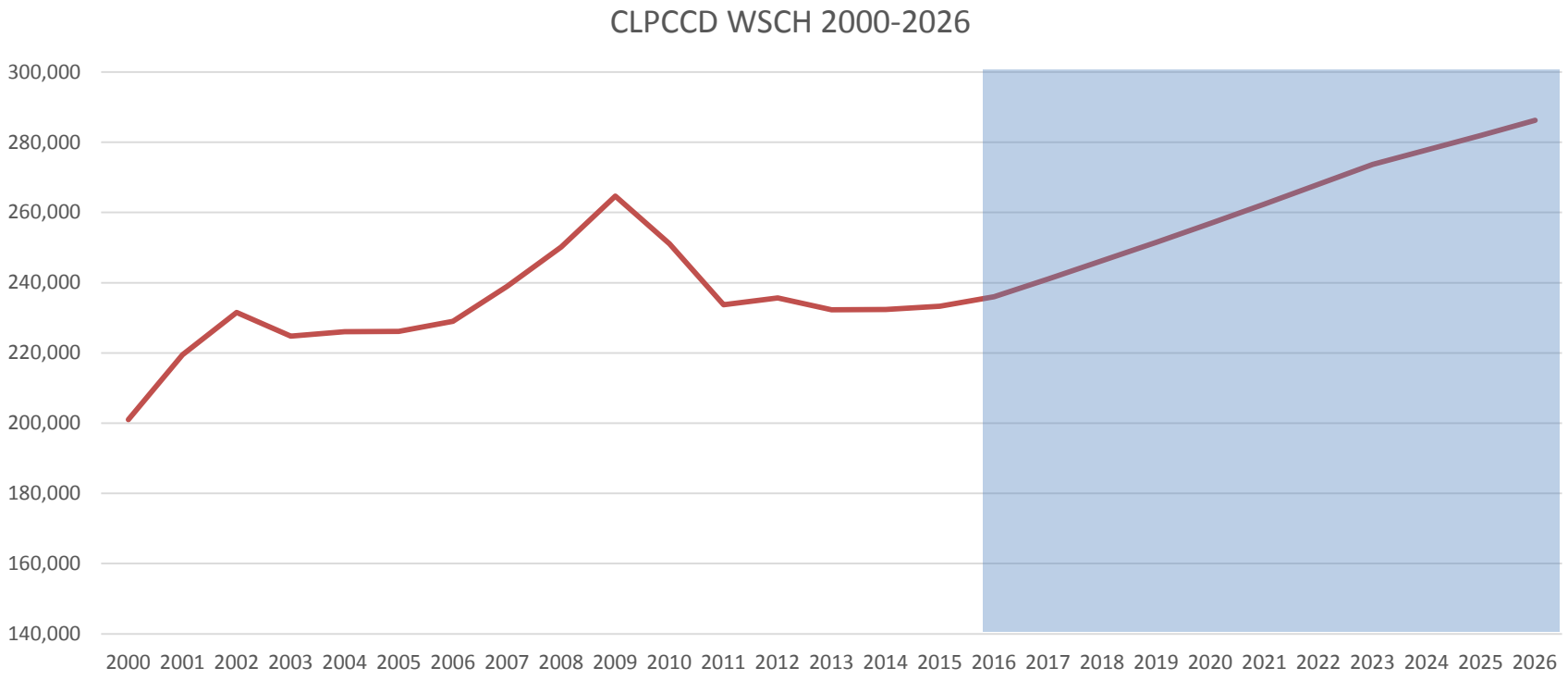
Enrollment

- **Las Positas has seen an overall increase in enrollment**, with spikes during economic downturns
- **Enrollment at Chabot has remained relatively steady**, with increases in enrollment during economic downturns
- Enrollment at Las Positas **grew** for students from **all cities 2005-2014** except Pleasanton
- Students coming from **Tracy have increased by 157%**, and now make up 16% of the population

CLPCCD Enrollment 2000-2026



CLPCCD Weekly Student Contact Hours



Growth rate 200-2016 was 1.1% on average. Projecting a 2.1-1.5% growth rate at CLPCCD to 2026. 0.01% of the growth is assigned to Chabot College.

Staff and Faculty Populations

- Las Positas College's Student/Staff Ratio of **student headcount to staff FTE is 184**, meaning that there are 184 students enrolled per Full-Time Equivalent staff person
- The Student/Faculty Ratio of **Student FTE to Full-Time Faculty FTE is 100**, meaning that there are 100 students enrolled per Full-Time faculty member
- LPC's ratio of **Student FTE to Faculty FTE (Full-Time and Adjunct Faculty) is 16**
- Student/Faculty ratios at Community Colleges **across the U.S. are generally in the 23-14 range**

2. Campus Uses

Existing Site Plan

LAS POSITAS COLLEGE

CHABOT LAS POSITAS FACILITIES MASTER PLAN

Legend

- Campus Boundary
- Parcel
- Campus Building
- Open Space
- Programmed Recreation
- Parking Areas
- Solar Panels
- Tree Canopy
- Vineyard and Native Plant Trail
- Construction Zone

Existing Site Plan

N

Existing Site Plan

Building Age

LAS POSITAS COLLEGE

CHABOT LAS POSITAS FACILITIES MASTER PLAN

Legend

- Campus Boundary
- Parcel
- Under Construction
- 2012 - 2013
- 2011 - 2010
- 2010 - 2009
- 2005 - 2007
- 2001
- 1997
- 1995
- 1993
- 1987
- 1975 - 1978
- Portable Buildings / Sheds

Building Age

N


LAS POSITAS COLLEGE
CHABOT LAS POSITAS FACILITIES MASTER PLAN
Legend
Campus Boundary
Parcel
Open Space
Programmed Open Space
Permeable Surface
Vineyards and Native Plant Trails
Open Grasslands
Open Space Network
N
3000
3100
3200
Lot O
Lot H
Lot F
Lot G
Lot A
Lot B
Lot C
Lot D
Lot E
Lot P
1850
1800
1100
1900
2000
2300
2500
2400
800
600
500
700
400
4000
1000
1600
1700
100
2700
Photovoltaic Array
Campus Hill Vineyard
Campus Hill Drive
Campus Loop
Native Plant Trail
Collier Canyon Road
Selby Lane


LAS POSITAS COLLEGE
CHABOT LAS POSITAS FACILITIES MASTER PLAN
Legend
Campus Boundary
Parcel
Open Space
Programmed Open Space
Permeable Surface
Vineyards and Native Plant Trails
Open Grasslands
Tree Canopy
Lot A
Lot B
Lot C
Lot D
Lot E
Lot F
Lot G
Lot H
Lot O
Lot P
Campus Loop
Campus Hill Drive
Selby Lane
Collier Canyon Road
Native Plant Trail
Campus Hill Vineyard
Photovoltaic Array
3000
3100
3200
2700
2300
2500
2400
2000
1900
1850
1800
1700
1600
1100
1000
800
700
600
500
400
4000
100
Open Space Network
N

LAS POSITAS COLLEGE

CHABOT LAS POSITAS FACILITIES MASTER PLAN

Legend

- Campus Boundary
- Parcel
- Open Space
- Programmed Open Space
- Permeable Surface
- Vineyards and Native Plant Trails
- Open Grasslands
- Parking Space

Existing Parking Lots

N


LAS POSITAS COLLEGE
CHABOT LAS POSITAS FACILITIES MASTER PLAN
Legend
Campus Boundary
Parcel
1 Floor High
2 Floors High
3 Floors High
3000
3100
3200
Lot O
Lot H
Lot F
Lot G
Lot P
Lot E
Lot A
Lot B
Lot C
Lot D
Photovoltaic Array
Campus Hill Vineyard
Campus Loop
Campus Hill Drive
Native Plant Trail
Collier Canyon Road
Selby Lane
1850
1100
1900
1800
2000
2300
2500
2400
800
600
500
400
700
1600
1700
100
4000
1000
2700
Building Heights
N

Building Heights

Building Design & Function

- Documentation reviewed
  - FUSION Space Inventory
  - 2012 Facilities Master Plan CLPCCD
  - Drawings provided by District Facilities Bond Program
- Documented Site Visits

Student Service & Administration Building (B1600)

Building Design & Function

- Campus opened in 1975
- Las Positas is the smaller of the two campuses in the Chabot-Las Positas Community College District
- The campus is situated on a sloping site. Original buildings were located in the lower campus area.
- Newer buildings were added to expand the campus to both the upper campus area and west of the lower campus

Las Positas Building 2500 P.E. Complex

Building Design & Function

- Older Buildings:
  - Original buildings were primarily one-story wood framed modular structures
  - Older buildings have relatively small classroom sizes
  - Older buildings may need significant accessibility upgrades

Las Positas Building 2200

Building Design & Function

- Newer Buildings
  - Due to relatively poor quality in terms of construction, energy efficiency, and instructional capacity, the master planning strategy has been to replace rather than renovate with a few exceptions.
  - Quality of design and construction of renovations and new structures vary.

2013 Student Services & Administration Building 1600

1997 Science & Tech classroom Building 1800 renovated in 2012

Building Use

Building Conditions

Building Conditions

Las POSITAS COLLEGE

BUILDING CONDITION SUMMARY

Bldg Name	Year Built	Last Addition	Condition	OGSF	ASF	Floors	Efficiency	Condition Comments
0100 - NEW ACADEMIC CENTER	2018		4	no data				Under Construction
0400 - LANGUAGE CENTER	1975	1994	1	6,090	5,021	1	82.45%	Original prefab
0500 - FOME (FINE) ARTS	1975	2010	2	6,272	5,768	1	91.96%	Original prefab
0600 - MATH LAB, ILC	1977	2010	2	6,272	5,388	1	85.91%	IPP 2023/2024 new general education building
0700 - PHOTOGRAPHY	1977	2016	2	6,736	5,711	1	84.78%	Demo? After completion of new academic
0800 - TECH VOC CENTER	1978		0	28,530	23,805	1+	83.44%	IPP 2024/2025 Academic Building/Allied Health
0815 - AUTO TECH ANNEX	2004		3	1,702	1,465	1	86.08%	
0900 - CLASSROOM - ESL	1975		0	1,300	1,184	1	91.08%	
1100 - CTR UTILITY PLANT	2010		4	4,750	4,581	1	96.44%	
1300 - BKSTORE/VETERANS	1987		1	5,760	5,440	1	94.44%	Original prefab
1600 - STUDENT SVS/ADMIN	2013		4	68,016	45,396	2	66.74%	
1700 - HEALTH/COPY/MAIL	2001	2010	3	7,392	5,722	1	77.41%	
1800 - SCIENCE TECH CNT	1997	2012	3	27,465	17,498	3	63.71%	
1850 - SCIENCE & TECH II	2012		4	20,789	13,078	2	62.91%	
1900 - IT	2010		4	10,203	7,544	1	73.94%	
2000 - LEARN RESOURCE	1993		3	32,562	25,772	1	79.15%	Renovation in 2015
2100 - FACULTY OFFICES			1	INCLUDED IN BUILDING 2000 DATA				IPP 2021/2022 library expansion, ILC
2200 - CLASSROOM/MODULAR	1995		3	8,040	7,687	1	95.61%	Modulars to be removed as part of 2100 project
2300 - CHILD DEVELOP CTR	2010	2010	4	22,647	13,806	1	60.96%	
2400 - MDE BLDG	2007		4	39,054	26,693	1	68.35%	
2500 - PE COMPLEX	2005		4	64,737	39,658	2	61.26%	
2600 - AQUATIC CENTER	2009		4	3,264	2,498	2	76.53%	
2720 - CARPORT A	2008		4	2,517	1,255	1	49.86%	
2730 - CARPORT B	2008		4	2,934	1,462	1	49.83%	
2740 - FUEL DEPOT	2008		4	2,775	1,350	1	48.65%	
3000 - M&O /SHOPS	2009		4	17,710	16,709	1+	94.35%	
3100 - MAINT OFFICES	2009		4	7,680	5,940	1	77.34%	
3200 - FIELD HOUSE			3					
4000 -CENTER FOR THE ARTS	2010		4	53,945	39,953	2	74.06%	

KEY

Group 0 – Original Construction, Poor Condition
Group 1 – Original Construction
Group 2 – Original Construction, Recent Renovation
Group 3 – Construction 1980's – 2000
Group 4 – Construction later than 2000

Objectives

- Identify existing serviceable buildings important for new FMP
- Identify existing programmatic shortcomings critical for new FMP
- Identify renovation and infrastructure priorities such as seismic and access compliance improvements to assist evaluation
- Identify potential State funded projects

Las Positas Building 2000 Learning Resources

SPACE NEEDS

CCC Space Standards

Board of Governors of the California Community Colleges

Policy on Utilization and Space Standards

September 2010

$$\frac{\text{ASF/STN}}{\text{Hrs./Wk. x STN. Occ.}} \times 100 = \text{ASF/100 WSCH}$$

Example A. For determining ASF/WSCH in Classrooms and Seminars on an 8 a.m. to 10 p.m. basis:

ASF/STN. = 15
Hrs./Wk. = 53
STN./Occ. = 0.66

$$\frac{15}{53.0 \times .66} \times 100 = 42.9 \text{ ASF/100 WSCH}$$

Example B. For determining ASF/WSCH in Biological Science Laboratory on an 8 a.m. to 10 p.m. basis:

ASF/STN = 55

Hrs./Wk. = 27.5

STN./Occ. = .85

$$\frac{55}{27.5 \times .85} \times 100 = 235 \text{ ASF/100 WSCH}$$

CCC Space Standards

Space standards are used to determine the amount of space needed in buildings to suit programmatic needs. They are the amount of space measured in assignable square feet ASF allocated on a per student or per faculty member basis in buildings.

Current Space Standards

There are different standards for space of the many instructional and administrative activities that take place at a campus.

Classroom Space Per Station. (57025)
The computed average space per station in both existing and future classroom, seminar room, and service areas shall be 15 square feet per student station.

Capacity of Future Assignable Space. (57027)
The formula for determining the assignable space for future classrooms and seminar rooms per projected 100 weekly student contact hours is as follows:

$$\frac{\text{Assignable square feet per station}}{\text{Room use standard} \times \text{station occupancy standard}} \times 100$$

Capacity of Future Laboratory and Service Areas. (57028)
In determining the computed capacity of future laboratory and service area facilities, the following space allocations by standard classification of subject matter shall be applied on a campus-wide basis:

State CAP Loads*

** CAP Loads projected are for the 2012 Facility Master Plan. These will be a new projection coinciding with the 2018 FMP.*

2017 Cap:Loads Current

Campus	ASF Total					
	Lecture	Lab	Office	Library	AV/TV	Other
Chabot College	160%	101%	143%	97%	83%	n/a
District Office	n/a	n/a	n/a	n'a	n/a	n/a
Las Positas College	122%	94%	118%	84%	28%	n/a

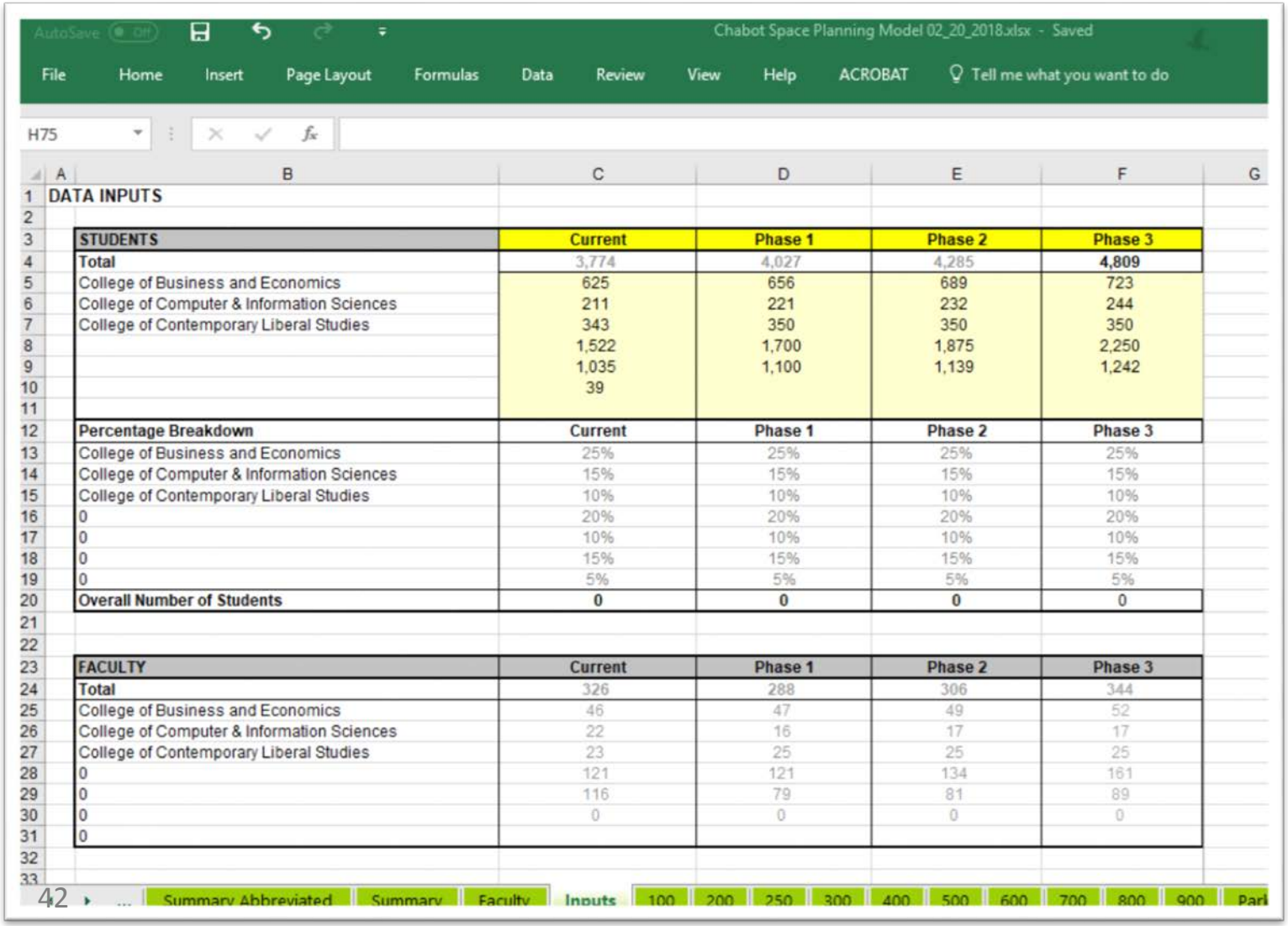
2022 Cap:Loads Projected

Campus	ASF Total					
	Lecture	Lab	Office	Library	AV/TV	Other
Chabot College	145%	96%	141%	113%	70%	n/a
District Office	n/a	n/a	n/a	n'a	n/a	n/a
Las Positas College	124%	97%	123%	91%	49%	n/a

Inputs

- Enrollment (by Division?)
- WSCH by Instructional Space Type
- Faculty Population
- Staff Population
- Room and Seat Utilization
- Campus Space Standards
- Existing Space/Type

Space Needs Analysis



Chabot Space Planning Model 02_20_2018.xlsx - Saved

File Home Insert Page Layout Formulas Data Review View Help ACROBAT Tell me what you want to do

H75

DATA INPUTS

STUDENTS	Current	Phase 1	Phase 2	Phase 3
Total	3,774	4,027	4,285	4,809
College of Business and Economics	625	656	689	723
College of Computer & Information Sciences	211	221	232	244
College of Contemporary Liberal Studies	343	350	350	350
	1,522	1,700	1,875	2,250
	1,035	1,100	1,139	1,242
	39			

Percentage Breakdown	Current	Phase 1	Phase 2	Phase 3
College of Business and Economics	25%	25%	25%	25%
College of Computer & Information Sciences	15%	15%	15%	15%
College of Contemporary Liberal Studies	10%	10%	10%	10%
0	20%	20%	20%	20%
0	10%	10%	10%	10%
0	15%	15%	15%	15%
0	5%	5%	5%	5%
Overall Number of Students	0	0	0	0

FACULTY	Current	Phase 1	Phase 2	Phase 3
Total	326	288	306	344
College of Business and Economics	46	47	49	52
College of Computer & Information Sciences	22	16	17	17
College of Contemporary Liberal Studies	23	25	25	25
0	121	121	134	161
0	116	79	81	89
0	0	0	0	0
0				

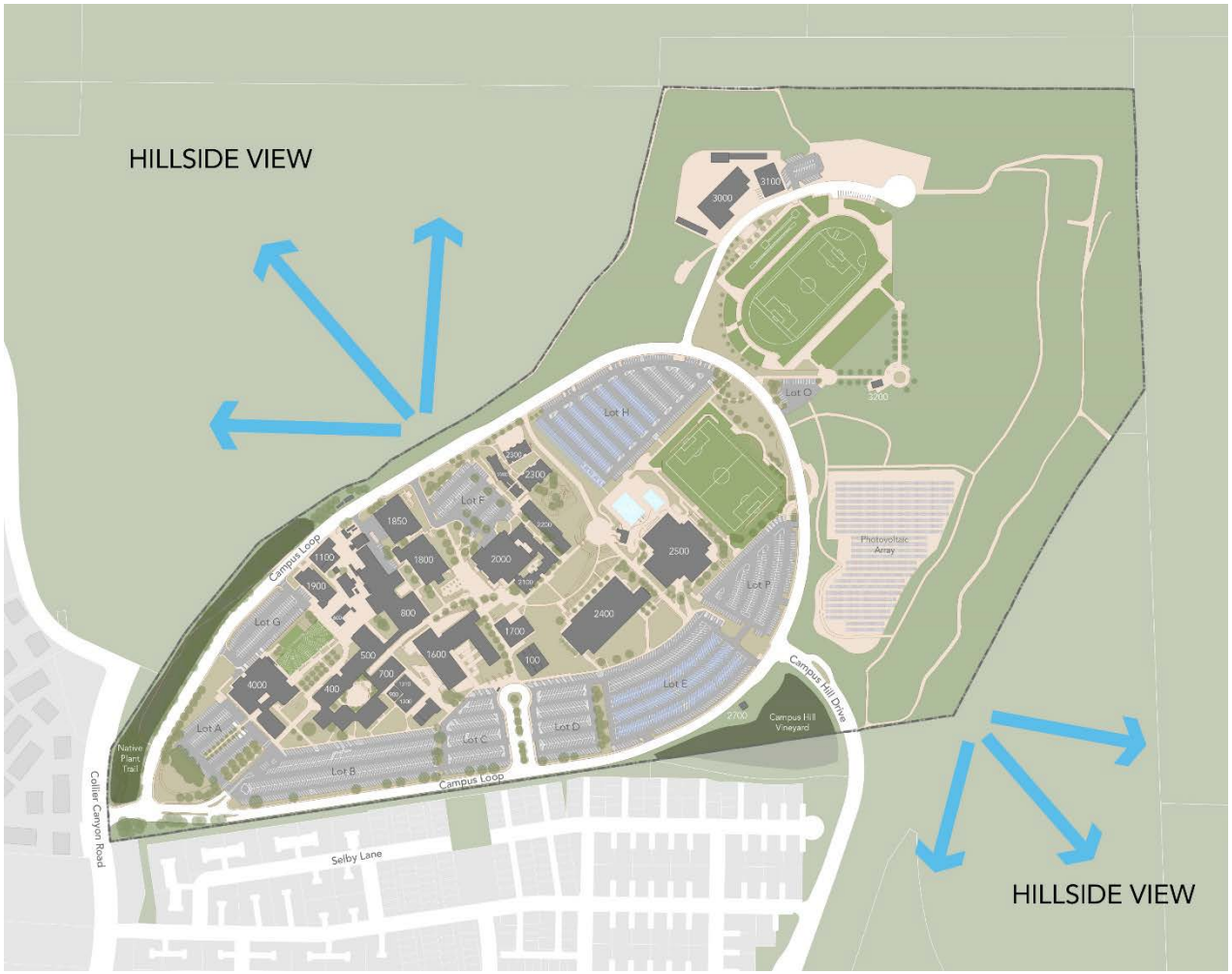
Summary Abbreviated | Summary | Faculty | Inputs | 100 | 200 | 250 | 300 | 400 | 500 | 600 | 700 | 800 | 900 | Parl

Conclusions

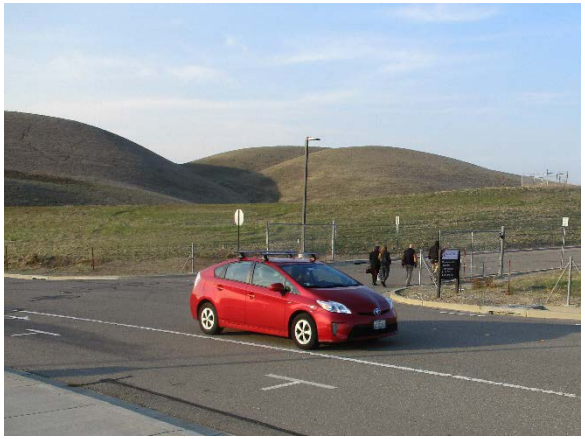
- California's space needs model is **more conservative** than all other states, overall
- State model assumes **teaching a 5-7 day week**, in addition to small station sizes
- Chabot has historically **not been able to fill classes on Fridays**, or at other non-peak times
- This makes **state funding** for construction and maintenance difficult, if not impossible, to get approved
- Excessive Cap Load ratios puts undue **strain on existing infrastructure like parking and the Central Plant**
- Spending Measure A (Bond) money on construction will **create more space and funding for maintenance**

3. Open Spaces and Entry Experiences

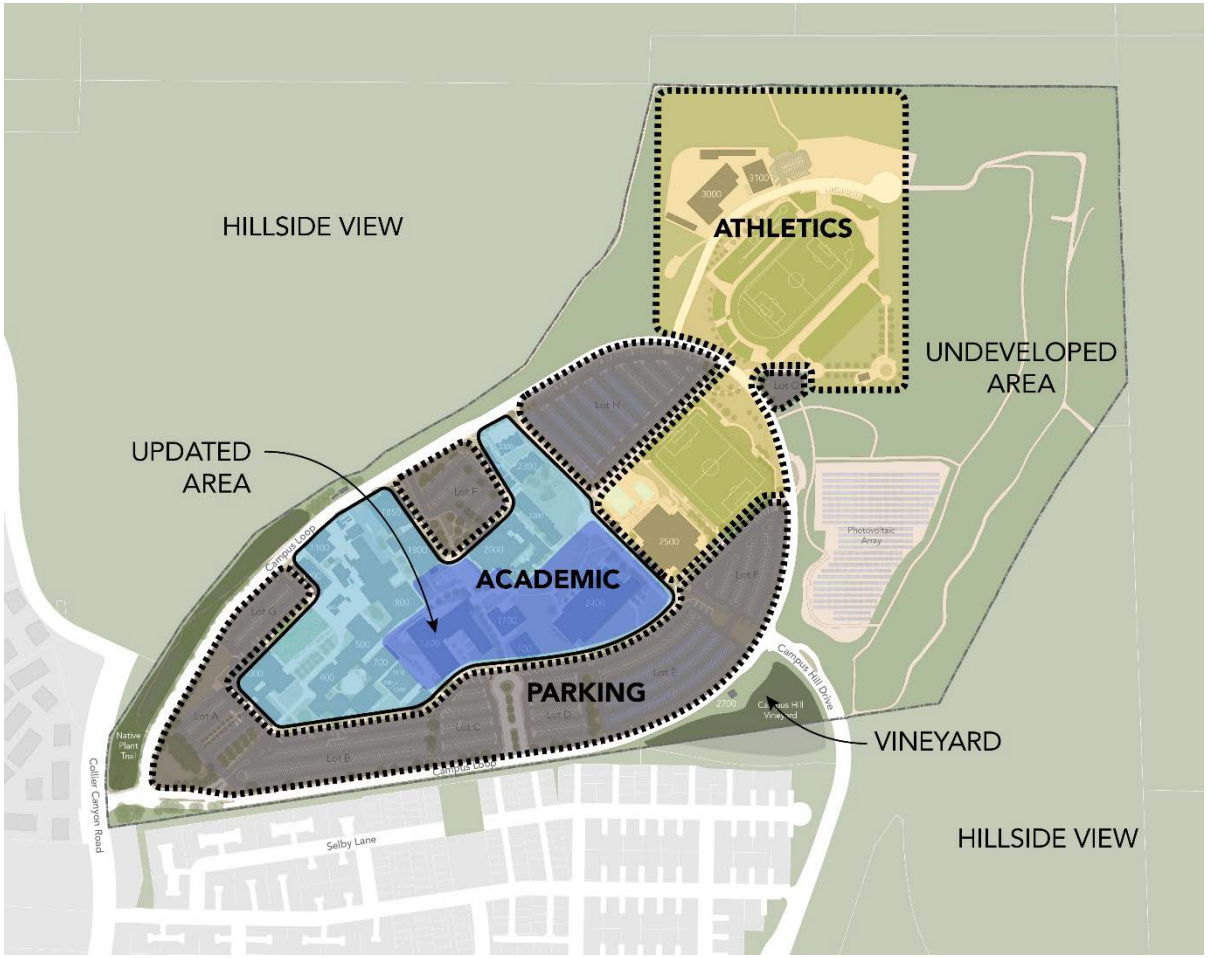
Campus Context: Borrowed Landscape



Borrowed Landscape: Surrounding Hillsides & Vineyards

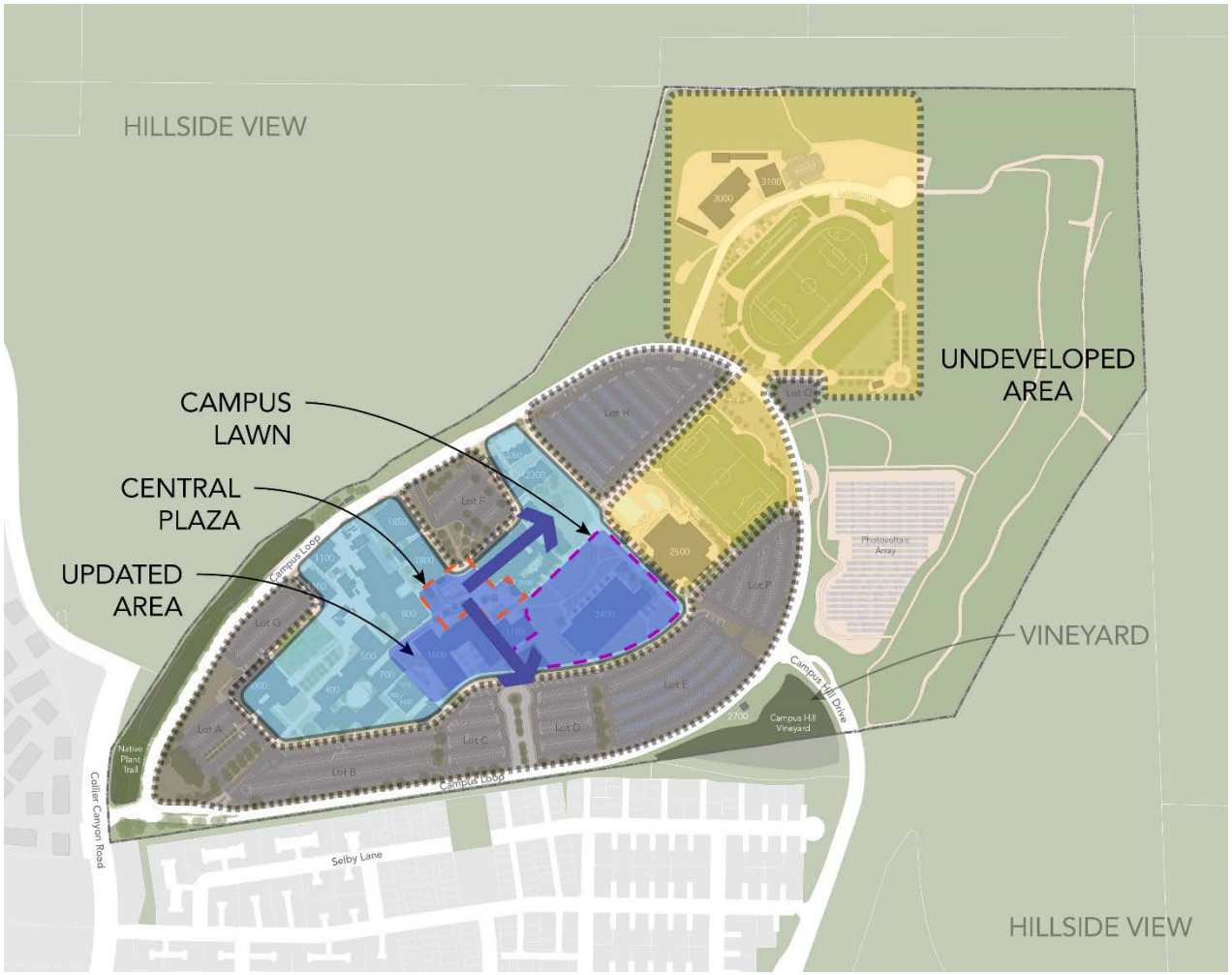


Campus Character Zones



1) Academic Core
   - Central Plaza
   - Updated area
2) Athletic
3) Parking

Campus Character: Visual Connections



Campus Character: Sense of Openness

Context & Character: Key Findings

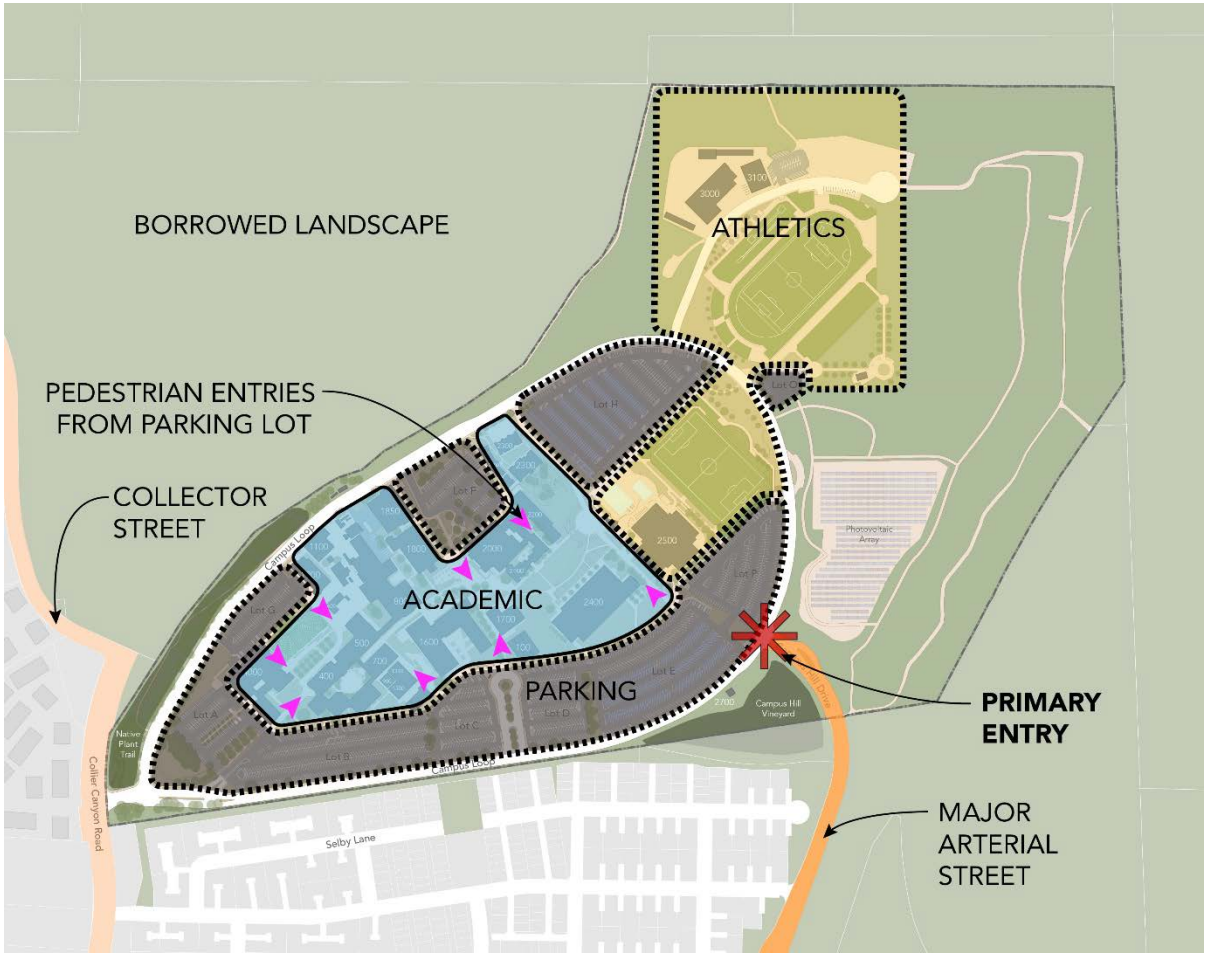
Strong Visual Connections Beyond Campus

- Beautiful views
- Strengthens connection to landscape
- Reinforces sense of locality

Strong Visual Connections Within Campus

- Helps visitors orient themselves
- Parts of campus lack a sense of human scale and shade

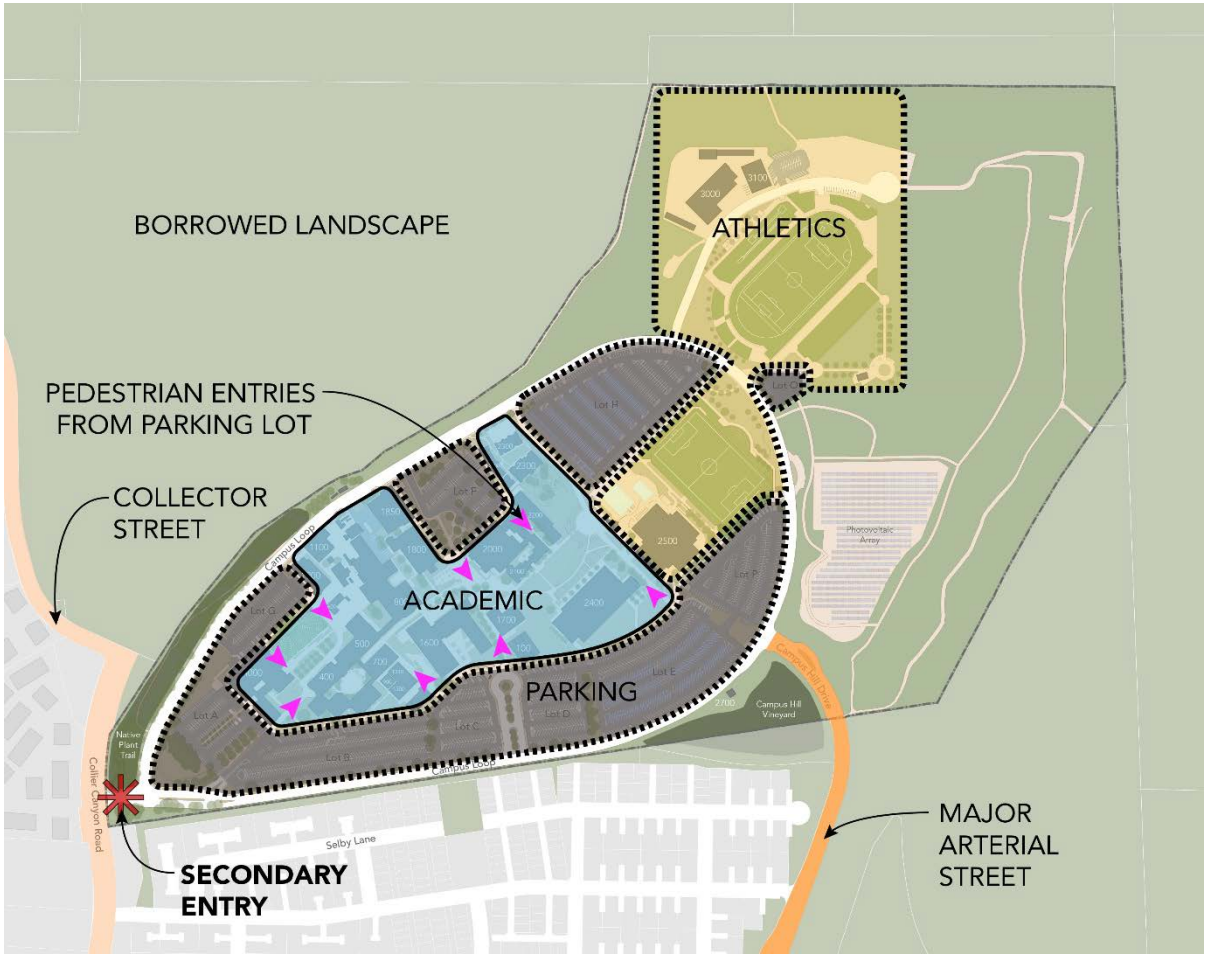
Primary Campus Entry



Campus Hill Entry

- Auto-oriented
- In redesign now
- Lacks gateway or wayfinding features
- Lacks pedestrian elements
- Engulfed by parking lots
- Surrounded by hillsides and vineyards

Secondary Campus Entry



Collier Canyon Entry

- Auto-oriented
- In redesign process to improve active transportation access
- Has gateway features and sense of arrival

Campus Circulation

Pedestrian

- Strong hierarchy in upper campus, weak in lower campus
- Strong axes in Upper campus, weak in lower campus

Vehicular

- Car and bus traffic
- Located at campus edges

Gathering Spaces

Primary Spaces

- Located in Academic Core
- Central Plaza has successful design elements and needs increased tree canopy

Secondary Spaces

- Located along circulation routes
- Need to ensure adequate tree canopy and shade elements to increase comfort and use
- Need comfortable furnishings

Athletic Fields

Lower Field

- Heavily used
- Artificial turf needs replacement

Upper Track and Field

- Used for soccer, walking
- LPC does not currently have a track and field team

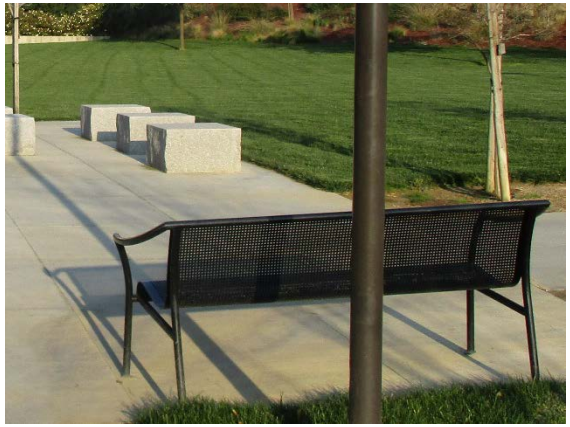
Signage

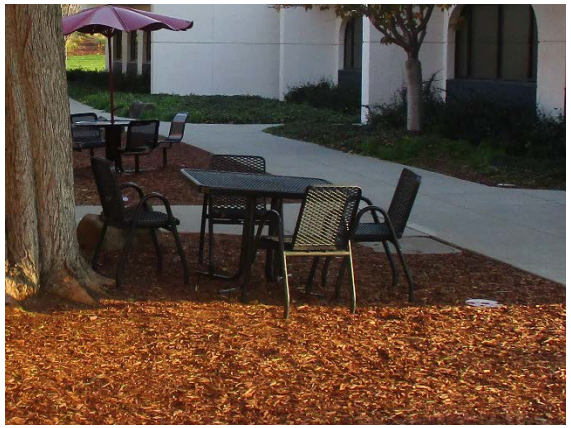
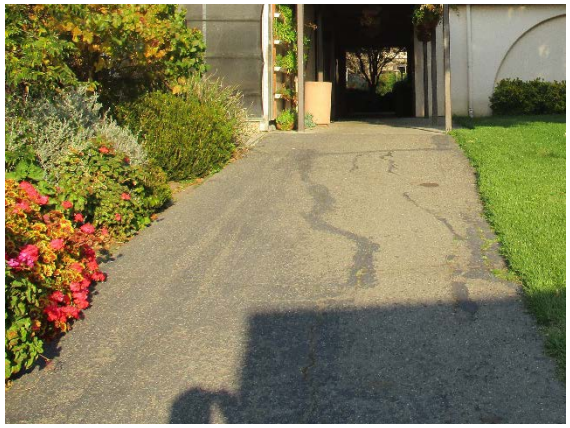
Signage Findings

- Scale and legibility are sometimes an issue
- More signage throughout campus would increase wayfinding and placemaking efforts
- Room numbering system can be confusing and require additional signage

Furnishing & Materials





Furnishing & Materials Findings

- Limited vocabulary of materials
- Some furnishings do not offer comfort (especially considering hot climate)
- Paving lacks variety and doesn't reinforce hierarchies
- Some furnishings need updating

Planting






Planting Findings

- Areas of formal planting reinforce campus core (Academic Zone, Central Plaza, Updated Area)
- Some seasonal interest
- Some areas lack tree canopy, increasing trees could improve sense of human scale and comfort (shade) in certain areas
- Large, underutilized areas of turf could be converted to drought tolerant vegetation
- Some areas are difficult to maintain and could be improved with design changes

Lighting






Lighting Findings

- Inconsistency in light elements
- Lights compete with trees in some locations (maintenance and design issue)
- Refer to Photometric Plan
- Security issues & CPTED guidelines to be considered, especially around Child Development Center and in areas of dense planting

Art & Special Features

Art & Special Features Findings

- Successful examples in the Central Plaza
- Opportunities to increase art on campus
- Art & special features may be used to reinforce wayfinding throughout campus
- Inspiration for these elements can be rooted in local history, campus identity, and academic disciplines on campus

Sustainable Design:
LPC Facilities Development Plan (2005)

- Build upon these recommendations
- Implications for material choice
- Opportunities to convert water intensive plant areas to low water use, drought tolerant, or xeriscape landscape
- Design to support pedestrians

Landscape Goals

- **Maintain Important Visual Connections**
  - To surrounding landscape
  - Within campus zones (to reinforce wayfinding and campus identity)
- **Strengthen Academic Core**
  - Concentrate academic and student life along primary pedestrian routes
  - Design comfortable gathering places that encourage use
  - Identify placemaking opportunities
- **Increase Sustainable Components of Campus**
  - Expand tree canopy and shade elements, especially in gathering areas
  - Increase drought tolerant plant material and reduce large areas of underutilized turf
  - Design to support pedestrians/bicycle activity

4. Transportation and Parking

Figure 1
Las Positas College
Transit Access

WC18-3470LPC_1_Transit

Figure 2
Las Positas College
Bicycle Access

WC18-3470\LPC_2_Bicycle

Figure 3

Las Positas College
Pedestrian Access

WC18-Chabot-LPC-CMP\LPC_3_Pedestrian

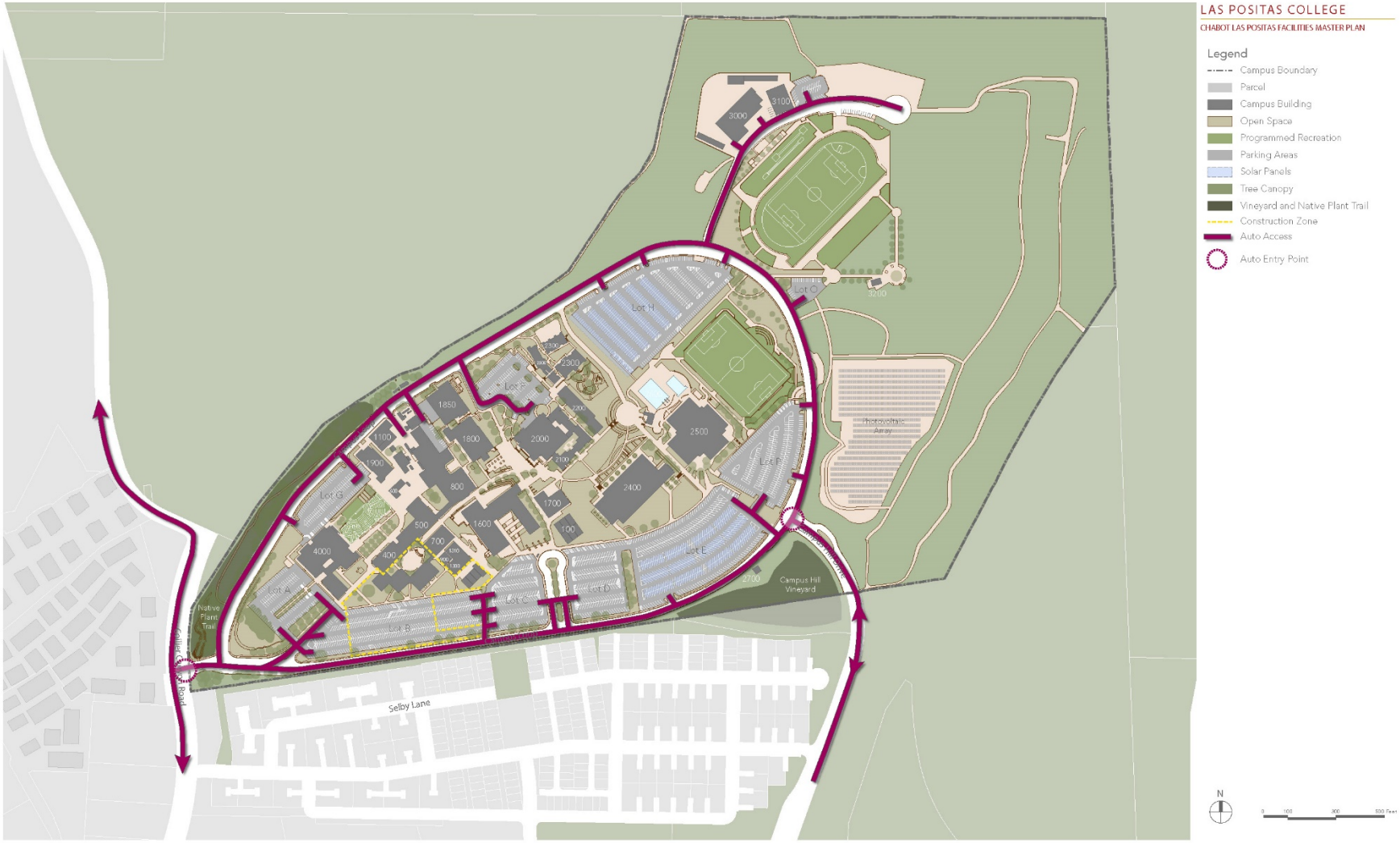


Figure 4

Las Positas College
Automobile Access

WC18-Chabot-LPC-CMP\LPC_4_Pedestrian

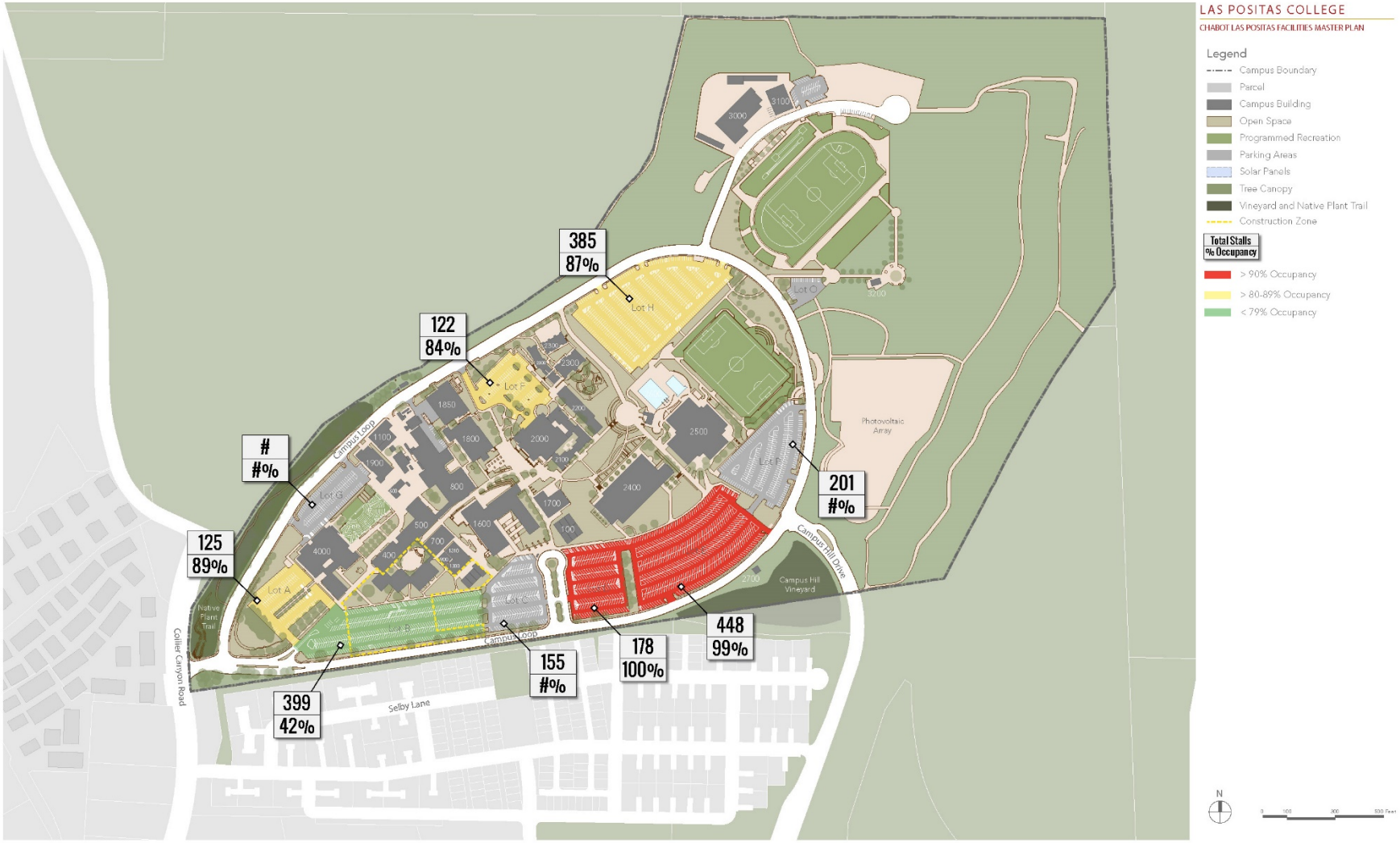


Figure 5

Las Positas College

Parking Supply and Occupancy

Transportation and Parking (Las Positas)

- Gaps in Pedestrian Network
- Gaps in Bicycle Network
- Efficiency of Transit Facility
  - Clarity of Use (wrong way drivers)
  - Pedestrian Connections to Transit Center
- Oddly Spaced/Off-Set Driveways
- Highly Utilized Parking in Some Areas

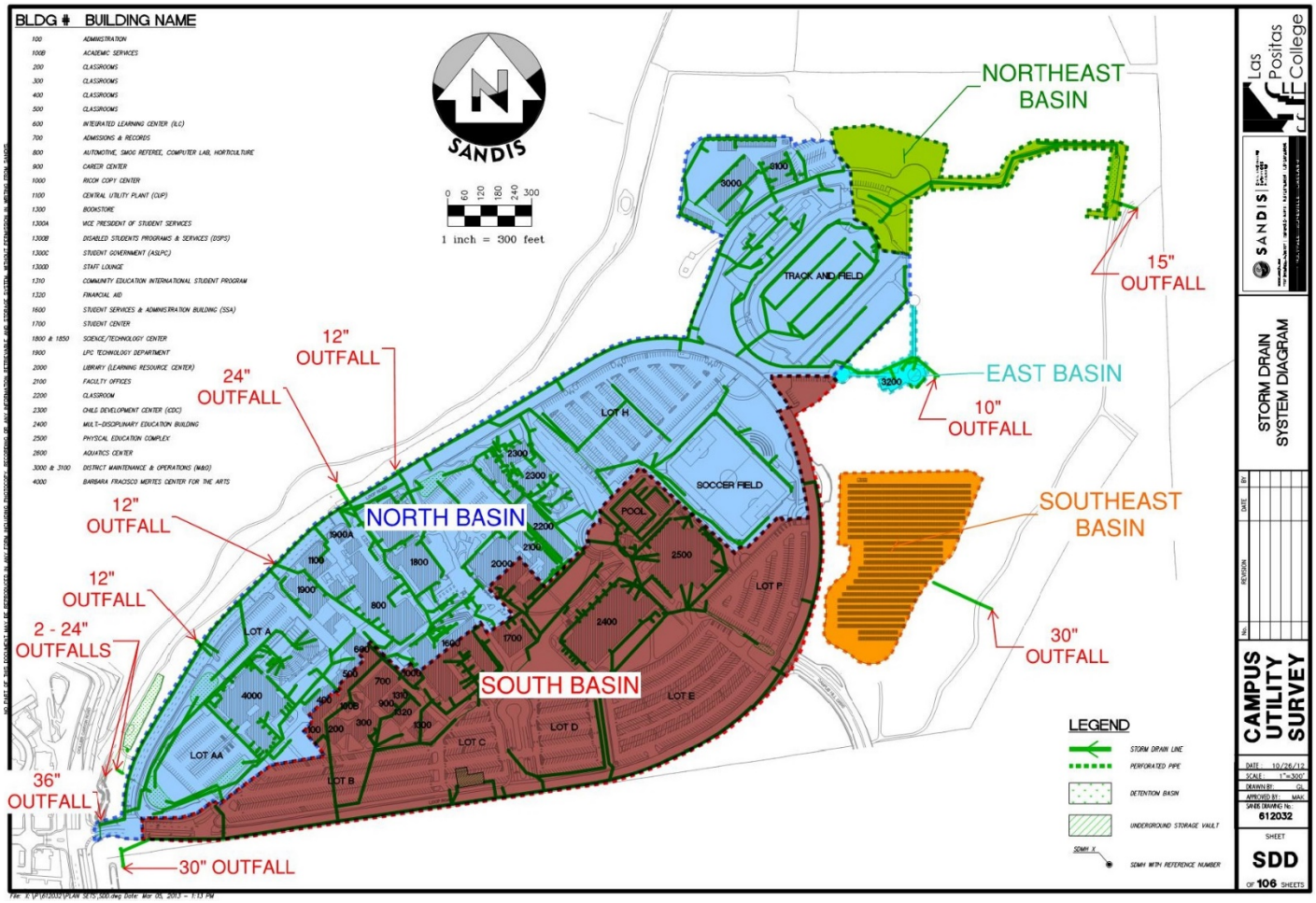
5. Infrastructure and Utilities

Las Positas Utilities

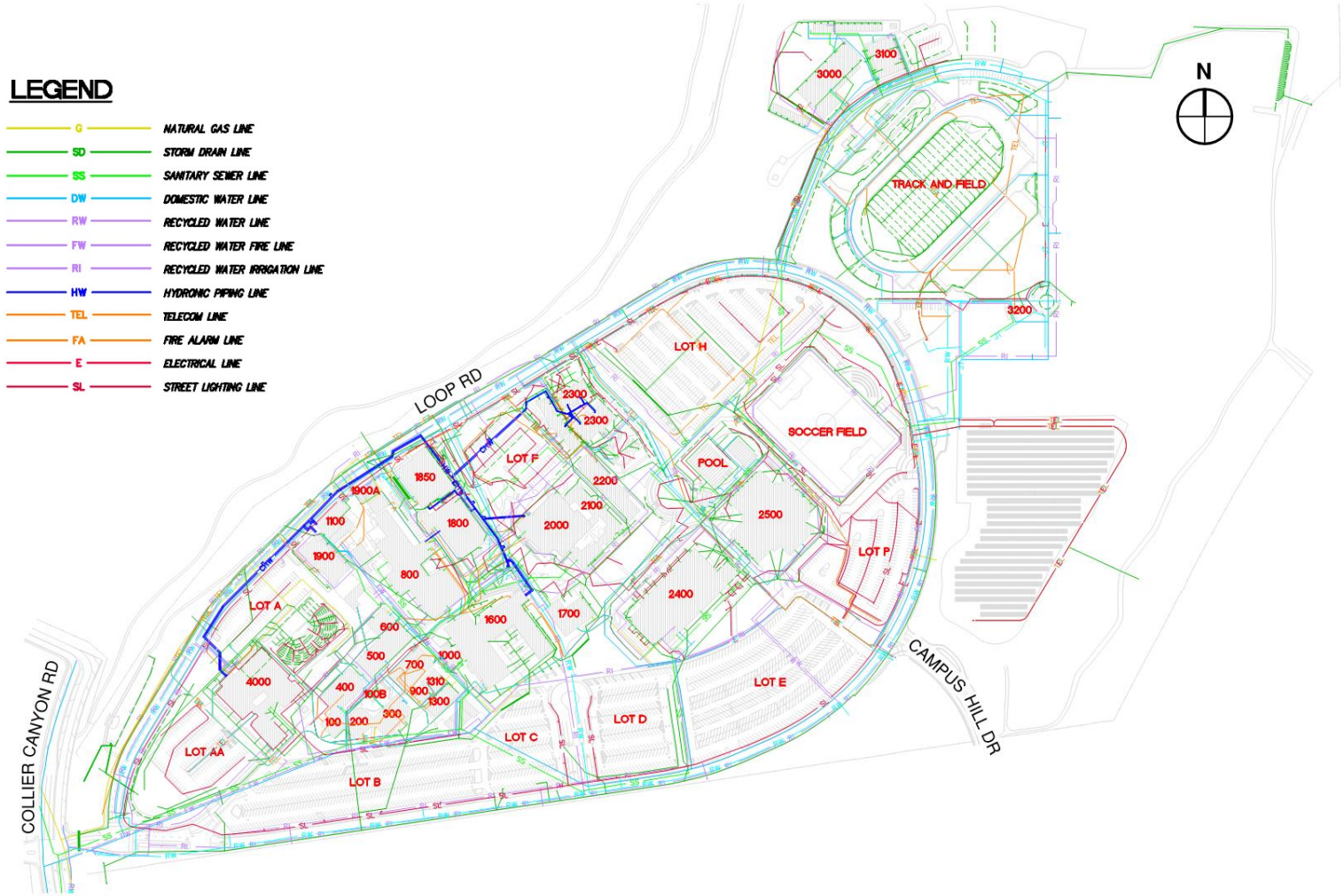
- The switch gear, chiller and boiler are the only utilities in need of repair or replacement at this time
- An updated utility systems map is required for this campus.
- The utility systems are not presently capacity constrained

Las Positas Storm Water System cont'd

- **Area of Campus Served:**



Los Positas Utility System Map



Next Steps on Utilities

- Update existing infrastructure based on new performance requirements including stormwater treatment and earthquake safety requirements
- Ensure that campus infrastructure supports innovations such electric cars, autonomous cars, IT and telecommunications
- Identify opportunities for green roofs and water harvesting systems to reduce water use

Next Steps on Utilities

- Test and model the capacity of each utility system to determine if and where upgrades are required
- Review fire hydrant location and coverage per the California Fire Code

TECHNOLOGY

Telecommunications, Network and Data

Summary:

- Campus pathways and cabling infrastructure is adequate.
- WAN services are adequate.
- B1100A MPOE Space
  - B1100A does not enough space for LPC's DAS plans.
  - IT wants to remove B1100A from the CUP.
- IT Building – Network Headend, Server Room
  - IT wants to remove B1100A from the CUP.
  - The backup systems are not reliable
  - IT needs more space associated with this building.
- IT requires much more receiving/storage/setup space.

Telecom | MPOE Room

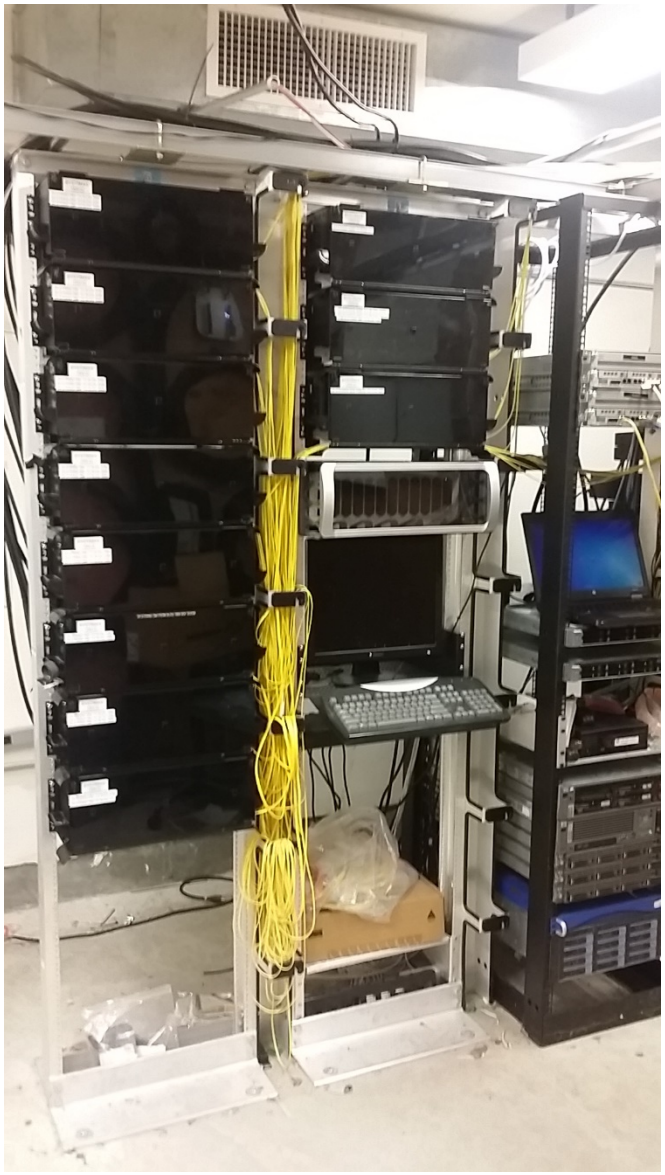
- Cooling and Power - The MPOE room is connected to the Central Plant (CUP). The CUP provides unreliable service to the MPOE room, and lacks additional capacity (for other services on the campus). Therefore, LPC seeks to remove the MPOE from the CUP.

Telecom | MPOE Room (cont.)

- Space – LPC intends to deploy a campus-wide distributed antenna system (DAS), and seek to co-locate the DAS headend equipment and wireless carrier “POP” equipment in the MPOE. However, the MPOE does not have space capacity to accommodate this additional equipment. Therefore, the MPOE needs an expansion.

IT | Network Headend

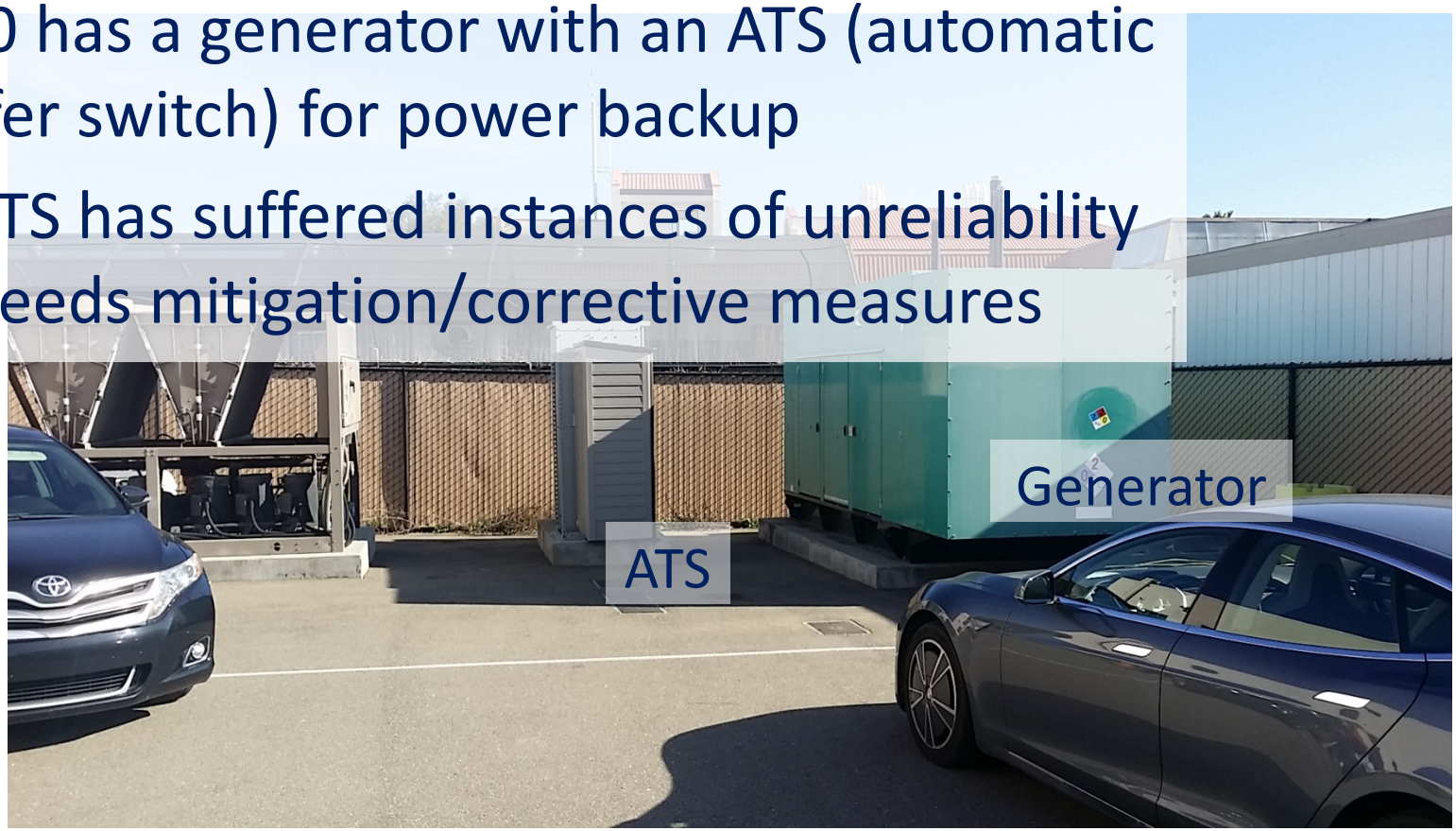
- The network is operationally stable
- The network and backbone fiber cabling has capacity for additional buildings



IT | Power Backup

Dedicated Generator

- B1900 has a generator with an ATS (automatic transfer switch) for power backup
- The ATS has suffered instances of unreliability and needs mitigation/corrective measures



IT | Cooling Backup

Dedicated Cooling System

- B1900 has a DX cooling system to provide cooling to backup the CUP service
- Transfer from the CUP to this system has been unreliable.

6. Sustainability

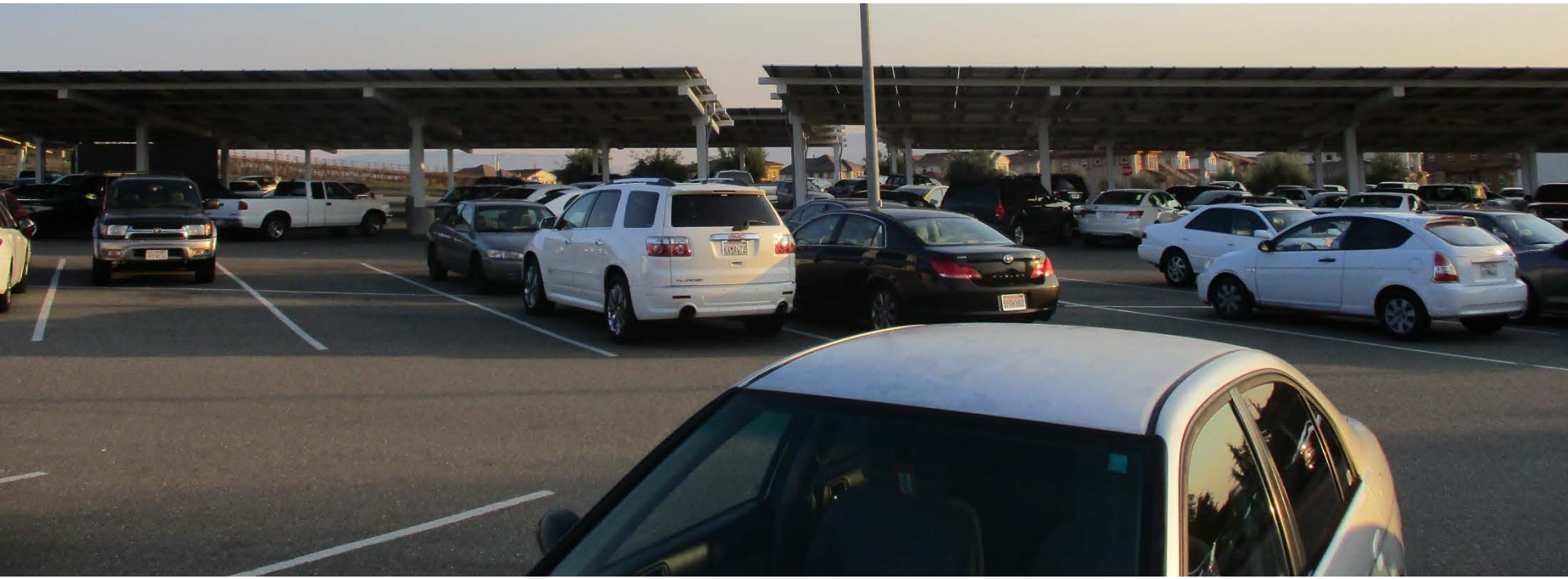
GREEN BUILDING

LEED Buildings

- CLPCCD requires that all buildings achieve a LEED Silver standard
- LEED buildings need to be maintained to function according to LEED standards

Solar Systems

Solar installations at LPC generate 2.35 MW of power: enough to power approximately 384 homes



ENVIRONMENTAL ANALYSIS

Purpose of Environmental Constraints Analysis

- Characterize existing conditions for each campus and the District of office based on information in the 2012 Facilities Master Plans
- Determine any potential environmental considerations

Environmental Topics Considered

- Biology
- Cultural Resources
- Geology
- Hazards

Data Collection Approach

- Review of Existing Literature
  - Facilities Master Plan IS/MND
- Review of Municipal Code
- Database Searches in progress:
  - California Historic Resource Inventory System (CHRIS) Search
  - North West Information Center (NWIC)
  - Sacred Lands File (SLF)

Summary of Constraints - Biology

- Las Positas Campus
  - **Unnamed ephemeral drainages** exist to the east and west of the campus.
  - **Protected trees** (defined as trees greater than 24” circumference, or 7.6” diameter)

Summary of Constraints - Biology

- Las Positas Campus
  - Sensitive species that could occur requiring protective measures and consideration:
    - **San Joaquin kit fox**
    - **California red-legged frog and California tiger salamander**
    - **Burrowing owls**
    - **Nesting birds and bats**

Photo Credit: Facts About Plant

Photo Credit: Rick Derevan

Photo Credit: Gary Nafis

Biology Recommendations

- Ephemeral drainages should remain undisturbed during construction activities.

- Follow **Las Positas College Design Guidelines** for any landscaping

Biology Recommendations

- Conduct pre-construction nesting surveys for birds and bats
- Implement avoidance and minimization measures from Eastern Alameda County Conservation Strategy for sensitive species
    - general construction procedures
    - handling procedures for sensitive species

Cultural Resources

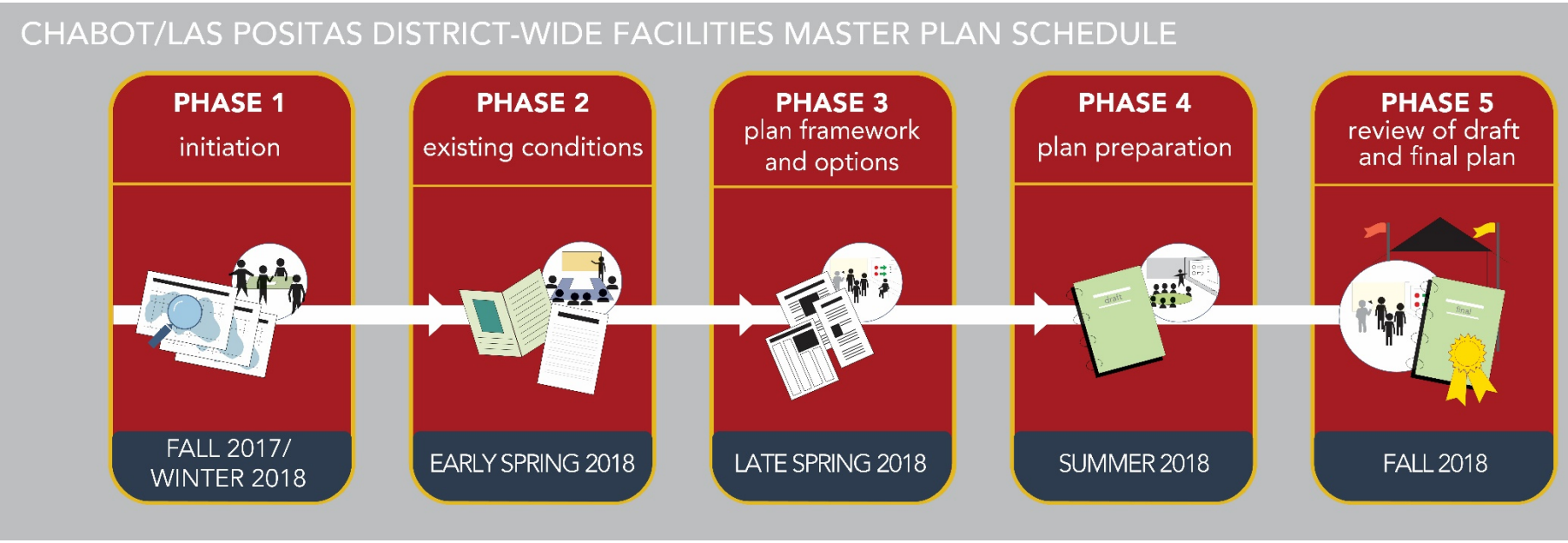
- No recorded historic resources at all sites
- Las Positas College does not include any historic resources
- Soil types at all sites make presences of paleontological resources unlikely

Geology and Hazards Recommendations (all locations)

- Detailed geotechnical investigations shall be performed.
  - Borings and laboratory testing to inform design
- Hazardous materials building survey required before existing building demolition
- Complete Phase 1 Environmental Site Assessment

7. Summary of Directions and Next Steps

Plan Process



Phase 3:

- Physical Plan Outline
- Plan Scenarios

Phase 4:

- Draft Plan Development
- Plan Layout

Phase 5:

- Campus-Wide Review of Draft Plan
- BOT Review and Approval

EXISTING CONDITIONS REPORT

CHABOT COLLEGE CAMPUS

CHABOT-LAS POSITAS
COMMUNITY COLLEGE DISTRICT

DISTRICT-WIDE FACILITIES MASTER PLAN UPDATE