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## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

**Date:** September 5, 2018

**To:** Reviewing Agencies, Organizations and Interested Parties

**From:** Mt. San Antonio College, Facilities Planning and Management  
Gary Nellesen, Director, Facilities Planning and Management

**Project Title:** Long Range Development Plan Mt. San Antonio College 2018 Educational and Facilities Master Plan

**Project Location:** The Mt. San Antonio College (Mt. SAC) campus is located in the City of Walnut, in Los Angeles County. The campus encompasses 418.44 acres (comprised of 3 parcels) and is located north and south of Temple Avenue east of Grand Avenue, with the “West Parcel” located west of Grand Avenue and south of Amar Road/Temple Avenue. Mountaineer Road and Edinger Way form the northern boundary of the campus and the eastern boundary is consistent with the City of Walnut’s eastern boundary. The California State Polytechnic University (Cal Poly) Pomona is located immediately east of the campus. The Mt. SAC campus is approximately 1.8 miles west of State Route (SR)-57, 1.0 mile south of Interstate (I)-10, and 0.9 mile north of SR-60. Exhibit 1 depicts the regional and local vicinity of the campus.

**Project Description:** The proposed *Mt. San Antonio College 2018 Educational and Facilities Master Plan* and associated 2017 Parking and Circulation Master Plan (EFMP) is the College’s long-range development plan and also serves as the foundation for other components of the College’s integrated planning process. Among other purposes, the EFMP projects Mt. SAC’s overall growth and the growth of programs and services during the planning horizon and develops recommendations for site and facilities improvements that are informed by educational planning.

It is important to note that the proposed EFMP identifies the framework for the uses and development of land on campus necessary to accommodate an identified level of enrollment and physical development. However, enrollment decisions and the actual implementation of specific capital projects are influenced by multiple factors, including funding decisions, demographics, and other factors external to the EFMP process. Thus, while the proposed EFMP identifies the physical resources necessary to meet Mt. SAC’s mission and its long range development plans, it makes no commitments regarding the timing for achieving identified enrollment projections or implementing physical development. Assumptions regarding the rate of growth and potential phasing of the proposed physical development will be included in the Draft EIR for planning and analysis purposes. The proposed EFMP generally has a development and planning horizon of approximately 10 years (through 2027) and anticipates an increase in the campus

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headcount from 37,864 students in fall 2017 to between 40,802 and 42,745 students in fall 2027 (based on estimated medium and high growth rates).

With respect to physical development on campus, there are currently 144 buildings at the Mt. SAC campus totaling approximately 1.71 million gross square feet (gsf). Many of these buildings have reached the end of their useful lifespan and the cost to renovate them would approach or exceed replacement costs, or the buildings were initially installed as temporary facilities to meet unanticipated space needs. It is expected that the following proposed EFMP components associated with Phase 1A, Phase 1B and Phase 2 would be implemented during the 10 year horizon period to meet the needs of the existing and projected future campus enrollment (refer to Exhibit 2):

- Construction of approximately 10 new major buildings/facilities ranging in size from 15,000 to 160,000 gross square feet (gsf) and totaling approximately 705,000 gsf;
- Removal/demolition of 33 aged and/or temporary facilities ranging in size from approximately 500 to 43,900 gsf and totaling approximately 207,805 gsf, including some structures that contribute to the Mt. SAC Historic District;
- Major renovations to Buildings 6, Humanities and Social Sciences (26ABD), and Science (7 and 60);
- Various minor new construction and renovation projects on the main campus that are smaller in scope but necessary to provide needed space for athletics (Sand Volleyball Courts and associated facilities), instruction/training, offices, storage, and workspace (3 new buildings totaling approximately 47,000 gsf and 3 building renovation projects); and,
- Campus-wide site and infrastructure improvement projects. Site and infrastructure improvement projects include, but are not limited to: vehicular and non-vehicular parking and circulation improvements that build upon the analyses and recommendations in the 2017 Parking and Circulation Master Plan (PCMP), including the construction of 3-4 parking structures; outdoor open space for instructional/study and gathering purposes, to promote wayfinding and alternative modes of transportation, and to provide enhanced aesthetic character; improvements at the Wildlife Sanctuary, including replacing existing temporary facilities with permanent facilities and urban forest/tree planting; utility infrastructure to serve the increased demand associated with proposed facilities; and, Farm Precinct infrastructure improvements including two new underground water tanks.

In addition, as further discussed below, the proposed EFMP addresses the previously approved West Parcel Site Improvement Project and Physical Education Complex (Phase 2 of the Physical Education Project [PEP]), and the Mt. SAC Transit Center that is currently being processed by Mt. SAC and Foothill Transit. The Athletics Complex East (Phase 1 of the PEP) is currently under construction.

Table 1 provides a statistical summary of the proposed EFMP with respect to building development:

**TABLE 1**  
**2018 EDUCATIONAL AND FACILITIES MASTER PLAN**  
**DEVELOPMENT STATISTICS**  
**(PHASES 1A, 1B AND 2)**

	<b>Development (Gross Square Feet)</b>
Existing Development (2018)	1,707,128
Development Under Construction or Previously Approved	
• Athletics Complex East	95,730
• Physical Education Complex	127,000
Proposed Development	+752,000
Buildings to be Demolished	<u>-207,805</u>
<b>Total Buildout (2027)</b>	<b>2,474,053</b>
Net Increase in GSF on Campus with Proposed Development Under the 2018 EFMP	+544,195

The Draft Environmental Impact Report (EIR) will analyze the phased implementation of the proposed EFMP as a long range planning and development plan at a program-level (Phases 1A, 1B and 2), including components that were included in previous Facilities Master Plans but not yet implemented. It should be noted that it is not anticipated that Phase 3 components of the EFMP would be built during the 10 year horizon period, therefore, they are not being evaluated in the Draft EIR. The EIR will also analyze the construction and operation of certain projects implementing the EFMP at a project-specific level. These projects may include: the Student Center, the Bookstore, Parking Structure R and Tennis Courts, Parking Structure S, Sand Volleyball Courts, and a replacement Communication Tower at Reservoir Hill, which are further described below and are shown on Exhibit 2:

- **Student Center and Central Campus Infrastructure.** The proposed 3-level, approximately 105,000 gsf Student Center building is located in the central portion of the Primary Educational zone of the campus, north of Temple Avenue. Implementation of the proposed Student Center would require demolition or removal of various existing buildings (approximately 72,580 gsf of existing building space). The Student Center would provide space for students to study, gather/interact, and participate in student organizations and student government. The Student Center would also provide much needed indoor and outdoor event space and offices for Mt. SAC Event Services. In addition to the proposed building, the Student Center project would involve completion or enhancement of adjacent outdoor open spaces and pedestrian pathways, including the adjacent Miracle Mile. To accommodate the Student Center and other facilities in the central campus area, existing infrastructure would be removed and new infrastructure installed to accommodate the proposed development in this area and to support campus growth overall.
- **Bookstore.** The proposed Bookstore would be constructed with a maximum of 3-levels, approximately 45,000 gsf and is also located in the central portion of the Primary Educational zone of the campus, south of the proposed Student Center, and would replace the existing 9A Bookstore (21,211 gsf). In addition to the proposed building, the Bookstore project would involve

completion or enhancement of adjacent outdoor open spaces and pedestrian pathways which may include a pedestrian bridge connection to the Student Center and/or the future Library/Learning Resources building.

- **Parking Structure R and Tennis Courts.** The proposed Parking Structure R and Tennis Courts would be constructed generally on existing Student Parking Lot R located south of Temple Avenue, east of Bonita Drive, and west of the Athletics Complex East project currently under construction. The proposed 2-level parking structure would accommodate approximately 709 parking spaces. In addition to parking, the top deck of the parking structure would include 9 tennis courts with lighting.
- **Parking Structure S.** The proposed 4-level (3 structural levels plus one level of rooftop parking) Parking Structure S would be constructed on existing Student Parking Lot S at the southwest corner of Temple Avenue and Bonita Drive. The proposed parking structure would accommodate approximately 829 parking spaces and potentially rooftop solar panels. Parking Structure S would also include a pedestrian bridge that would span Temple Avenue and connect to the future Transit Center and the Miracle Mile pedestrian corridor. This project would also include implementation of proposed Temple Avenue Green Corridor Improvements on the south side of Temple Avenue (e.g., removal of parallel parking, striping for bicycle lanes, sidewalks, trees with filtration planters, and fencing).
- **Sand Volleyball Courts.** This project involves the implementation of five sand volleyball courts, toilet facilities, and concession space within the Athletics Zone south of the existing soccer fields. These facilities would be located where the toilet rooms and concession would also be available to spectators at the adjacent soccer fields, as well as visitors to the Wildlife Sanctuary.
- **Replacement Communication Tower.** The proposed Communications Tower would replace the existing communications tower on Reservoir Hill, at a location slightly to the south of the existing tower which is located generally southwest of buildings 46A, 46, and 47. The existing tower is approximately 40-foot high and would be replaced with an approximately 100-foot high tower with an adjacent equipment cabinet. The proposed tower would support 2-way communication for the campus associated with the Emergency Operations Center (EOC), Alertus (campus mass notification system), and the campus radio station (90.1 FM Mt Rock transmitter).

As identified above, certain projects included in the proposed EFMP have been evaluated in previous project-specific level environmental documents pursuant to CEQA, and do not require further approval from the Mt. San Antonio Community College Board of Trustees. These projects include the Physical Education Project (Phase 1- Athletic Complex East currently under construction, and Phase 2- Physical Education Complex), which was evaluated at a project-specific level in the *Physical Education Project (Phase 1, 2) Final Subsequent Project EIR to 2015 Facilities Master Plan Update and Physical Education Projects Final Program/Project EIR (SCH No. 2002041161)* certified by the Board of Trustees in August 2017. The West Parcel Site Improvements project currently under construction was evaluated in the *West Parcel Solar Project Tiered Project EIR to the 2012 Facilities Master Plan Program EIR (SCH 2002041161)* and certified by the Board of Trustees in October 2017. In April 2018, Mt. SAC and the City of Walnut entered into a *Memorandum of Agreement* that established mutual understanding of the scope of work for both the West Parcel and the Stadium (PEP) Project. Additionally, project-specific level evaluation of the proposed Transit Center and associated circulation improvements is being conducted in a separate environmental document in coordination with Foothill Transit. These projects will be addressed in the Draft EIR to the extent that they are part of the larger “program” being evaluated in the Draft EIR and would contribute to environmental effects from buildout of the EFMP. Additionally, required

mitigation measures for these projects as presented in the respective EIRs will be identified and assumed in the analysis for the proposed EFMP, as applicable.

It is estimated that the projects identified above (i.e., the Student Center, the Bookstore, Parking Structure R and Tennis Courts, Parking Structure S, Sand Volleyball Courts, and a replacement Communication Tower at Reservoir Hill) would be implemented as part of Phases 1A and 1B of the EFMP with construction starting in 2019 and being completed by 2025. Construction activities would overlap with construction of the West Parcel Site Improvements, Transit Center, and the Physical Education Project; and combined construction-related impacts will be addressed in the EIR, as appropriate.

**Environmental Review and Comment:** In compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines, this Notice of Preparation (NOP) is hereby sent to inform you that the Mt. San Antonio Community College District, as the Lead Agency, will prepare a Draft EIR for the proposed EFMP.

The District has determined that an EIR is required for the project, and as allowed by CEQA, no Initial Study will be prepared (refer to State CEQA Guidelines Sections 15060 and 15081). With the exception of agricultural resources (designated farmland), forestry resources, and mineral resources, which do not exist on campus, implementation of the proposed EFMP could have potentially significant impacts for each of the remaining topical environmental issues identified in the environmental checklist included in Appendix G to the State CEQA Guidelines, and these issues will be addressed in the Draft EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, and Utilities and Services Systems.

As the Lead Agency, we request the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed EFMP as a long range development plan. Responses to this NOP are requested to identify (1) the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the Draft EIR, and (2) whether your agency will be a responsible or trustee agency for the project. Your agency will need to use the Draft EIR prepared by Mt. SAC when considering your permit or other approval for the project.

This NOP has been forwarded to potential responsible and trustee agencies and other interested agencies, organizations and, and is also available at:

<http://www.mtsac.edu/construction/reports-and-publications/environmental-impact-reports.html>

Due to the time limits mandated by State law, responses to this NOP must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. The NOP's 30-day review period will extend from **September 5, 2018 to October 4, 2018**. Comments regarding the scope of the Draft EIR must be received no later than 5:00 PM on **October 4, 2018**. They may be mailed or emailed to the following address:

Gary Nellesen, Director, Facilities Planning & Management  
Facilities Planning & Management  
Mt. San Antonio College  
1100 N. Grand Avenue  
Walnut, California 91789-1399  
facilitiesplanning@mtsac.edu

Please designate a contact person in your agency and send responses to the address above.

**Public Scoping Meeting:** A Public Information and **EIR Scoping Meeting** will be conducted at **Mt. San Antonio College** on **Wednesday, September 19, 2018** at **6:00 PM** in **Building 46, Training Room 1050**. Interested individuals may offer written or oral comments on the proposed scope of the environmental analysis at the public scoping meeting. The Scoping Meeting will be advertised on the Mt. SAC environmental impacts reports webpage listed above and in direct mailings to interested individuals, organizations, and associations. Parking will be available at the surface lots adjacent to Building 46.

If you have any questions about the environmental review for the proposed Mt. SAC EFMP, please contact Mikaela (Mika) Klein at (909) 274-5720.



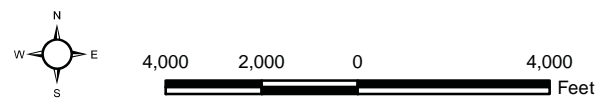
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Aerial Source: ESRI 2017

## Local and Regional Vicinity Map

## Exhibit 1

Mt. SAC 2018 Educational and Facilities Master Plan



**BUILDING KEY**

ID No.	BUILDING NAME	ID No.	BUILDING NAME	ID No.	BUILDING NAME
1B/C	Art Center / Gallery	60	Science Laboratories	F9	Livestock Pavilion
2T/M	Performing Arts Center	61	Math and Science	F10	Building F10
4	Administration	66	Language Center	FA	Fine Arts
6	College Services	67A	Health Careers Center	G1	Greenhouse
6A	Information Kiosk	67B	Health Careers Center	G2	Greenhouse
7	Science South	69	Welding, Heating/Air Conditioning	G4	Greenhouse
8	Mountie Café	70-73	Child Development Complex	G5	Greenhouse
9B	Student Services	77-79	Business and Computer Technology	G7	Greenhouse/The Conservatory
9E	Student Success Center	80	Agricultural Science	HH	Heritage Hall
10	Founders Hall	BF	Brackett Field (Off Campus)	LLR	Library/Learning Resources
11	Science North	AE	Adult Education	MS	Makerspace
12	Building 12	AUD	Auditorium	NC	Nature Center
12C	Elevator Tower	BH	Block House	PEC	Physical Education Complex
13	Design Technology	BK	Bookstore	PEP1	Physical Education Projects: Phase 1
23	College Services	CS	Campus Safety	PS-B	Parking Structure B
23A	Data Center	CT	Communications Tower	PS-F	Parking Structure F
26A	Humanities/Social Sciences North	DL	Dry Lot Shade Structure	PS-R	Parking Structure R
26B	Humanities/Social Sciences East	EHB	Equine Hay Barn	PS-S	Parking Structure S
26C	Planetarium	F1	Horticulture Unit	RD	Reuse Depot
26D	Humanities/Social Sciences South	F1A	Sherman Park Restrooms	SC	Student Center
28A/B	General Instructional Space	F2A	Farm Offices	SCE	School of Continuing Education
29	Central Plant	F2B	Horticulture Storage	SCI	Science
40	Building 40	F2C	Irrigation + Landscape Construction	SS	Storage Shed
44	Athletics Modular	F3	Equipment Barn	SSN	Student Services North
45	Kinesiology/Athletics/ Dance	F4A	Swine Market Pens	TC	Transit Center
46	Emergency Operations Center	F4B	Swine Farrowing House	TE	Technical Education
47	Facilities Planning + Management / Maintenance + Operations	F5A	Vivarium	TES	Thermal Energy Storage System
48	Receiving/Transportation	F5B	Small Animal Care Unit	TS	Tool Shed
51	Athletics Storage	F6A	Equine Breeding Barn	WT	Water Tank
		F6B	Equine Mare Motel		
		F6C	Equine Hay Barn		
		F7	Farm Storage		
		F8	Hay Barn		

**LEGEND**

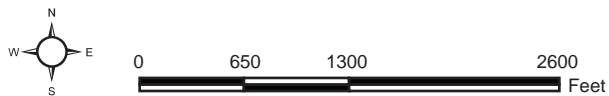
---	PROPERTY LINE
[Solid White Box]	EXISTING FACILITIES
[Dashed White Box]	EXISTING TEMPORARY FACILITIES
[Red Box]	NEW MAJOR BUILDINGS
[Blue Box]	PARKING STRUCTURES
[Dark Blue Box]	MAJOR RENOVATIONS
[Orange Box]	MINOR PROJECTS
[Hatched Box]	EXISTING UTILITIES INFRASTRUCTURE (UNDERGROUND)
[Blue Hatched Box]	NEW UTILITIES INFRASTRUCTURE (UNDERGROUND)



Source: HMC Architects 2018

**Proposed 2018 Facilities Master Plan**

*Mt. SAC 2018 Educational and Facilities Master Plan*



**Exhibit 2**

