

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

BOARD OF TRUSTEES

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COLLEGE PRESIDENT / CEO – Dr. William T. Scroggins



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)

	Development (Gross Square Feet)
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	-207,805
Total Buildout (2027)	2,474,053
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-feet 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.



Local and Regional Vicinity Map

Mt. SAC 2018 Educational and Facilities Master Plan

Exhibit 1



4,000 2,000 0 4,000 Feet



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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			G5	Greenhouse
9B	Student Services	70-73	Child Development Complex	G7	Greenhouse/The Conservatory
9E	Student Success Center	77-79	Business and Computer Technology	HH	Heritage Hall
10	Founders Hall	80	Agricultural Science	LLR	Library/Learning Resources
11	Science North	BF	Brackett Field (Off Campus)	MS	Makerspace
12	Building 12	AE	Adult Education	NC	Nature Center
12C	Elevator Tower	AUD	Auditorium	PEC	Physical Education Complex
13	Design Technology	BH	Block House	PEP1	Physical Education Projects: Phase 1
23	College Services	BK	Bookstore	PS-B	Parking Structure B
23A	Data Center	CS	Campus Safety	PS-F	Parking Structure F
26A	Humanities/Social Sciences North	CT	Communications Tower	PS-R	Parking Structure R
26B	Humanities/Social Sciences East	DL	Dry Lot Shade Structure	PS-S	Parking Structure S
26C	Planetarium	EHB	Equine Hay Barn	RD	Reuse Depot
26D	Humanities/Social Sciences South	F1	Horticulture Unit	SC	Student Center
28A/B	General Instructional Space	F1A	Sherman Park Restrooms	SCE	School of Continuing Education
29	Central Plant	F2A	Farm Offices	SCI	Science
40	Building 40	F2B	Horticulture Storage	SS	Storage Shed
44	Athletics Modular	F2C	Irrigation + Landscape Construction	SSN	Student Services North
45	Kinesiology/Athletics/ Dance	F3	Equipment Barn	TC	Transit Center
46	Emergency Operations Center	F4A	Swine Market Pens	TE	Technical Education System
47	Facilities Planning + Management / Maintenance + Operations	F4B	Swine Farrowing House	WT	Water Tank
48	Receiving/Transportation	F5A	Vivarium		
51	Athletics Storage	F5B	Small Animal Care Unit		
		F6A	Equine Breeding Barn		
		F6B	Equine Mare Motel		
		F6C	Equine Hay Barn		
		F7	Farm Storage		
		F8	Hay Barn		

LEGEND

---	PROPERTY LINE
---	EXISTING FACILITIES
---	EXISTING TEMPORARY FACILITIES
---	NEW MAJOR BUILDINGS
---	PARKING STRUCTURES
---	MAJOR RENOVATIONS
---	MINOR PROJECTS
---	EXISTING UTILITIES INFRASTRUCTURE (UNDERGROUND)
---	NEW UTILITIES INFRASTRUCTURE (UNDERGROUND)



Source: HMC Architects 2018

Proposed 2018 Facilities Master Plan

Mt. SAC 2018 Educational and Facilities Master Plan

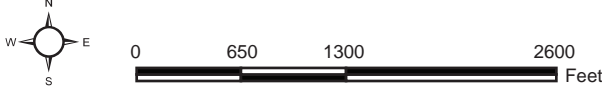


Exhibit 2





Sign In Form
Public Scoping Meeting for the
Long Range Development Plan
Mt. San Antonio College 2018 Educational and Facilities Master Plan
Environmental Impact Report

September 19, 2018

Name/Organization (if applicable)	Email Address	Street Address/City/State/ZIP	Phone Number	Check If Wish to Speak
HASSAN SASSI	hsassi2010@gmail.com	Walnut	213 663 8927	<input checked="" type="checkbox"/>
Name/Organization (if applicable)	Email Address	Street Address/City/State/ZIP	Phone Number	Check If Wish to Speak
Joelle Guerra	jguerra@cityofwalnut.org	21201 La Puente Rd Walnut	(909) 595-7543	<input type="checkbox"/>
Name/Organization (if applicable)	Email Address	Street Address/City/State/ZIP	Phone Number	Check If Wish to Speak
Tom Holme	tholme@ecoreconsulting.com		(714) 648-0630	<input type="checkbox"/>
Name/Organization (if applicable)	Email Address	Street Address/City/State/ZIP	Phone Number	Check If Wish to Speak
Chris Vasquez/Walnut	cvasquez@cityofwalnut.org	21201 La Puente Rd Walnut CA 91789	909-595-7543 X312	<input type="checkbox"/>
Name/Organization (if applicable)	Email Address	Street Address/City/State/ZIP	Phone Number	Check If Wish to Speak
				<input type="checkbox"/>
Name/Organization (if applicable)	Email Address	Street Address/City/State/ZIP	Phone Number	Check If Wish to Speak
				<input type="checkbox"/>
Name/Organization (if applicable)	Email Address	Street Address/City/State/ZIP	Phone Number	Check If Wish to Speak
				<input type="checkbox"/>

DEPARTMENT OF TRANSPORTATION

DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 897-6536
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

October 4, 2018

Gary Nellesen, Director
Facilities Planning & Management
Mt. San Antonio Community College
1100 N. Grand Avenue
Walnut, CA 91789

RE: Long Range Development Plan Mt. San
Antonio College 2018 Educational and
Facilities Master Plan
SCH# 2018091004
GTS# 07-LA-2018-01898

Dear Mr. Nellesen:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Long Range Development Plan Mt. San Antonio College 2018 Educational and Facilities Master Plan proposes the implementation of the Mt. San Antonio College 2018 Educational and Facilities Master Plan (EFMP) and associated 2017 Parking and Circulation Master Plan. This would involve construction of approximately 10 new major buildings/facilities, the removal/demolition of 33 aged or temporary facilities, major renovations, minor new construction and renovation projects, and campus-wide site and infrastructure projects. Additionally, the project will 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.

We encourage a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We support measures to increase sustainable mode shares, thereby reducing VMT. The Lead Agency should also consider fair share fees for shuttles that use the public curb space. Caltrans welcomes the opportunity to work with the Lead Agency and local partners to secure funding for needed mitigation. Traffic mitigation or cooperative agreements are examples of such measures.

Any reduction in vehicle speed benefits pedestrian and bicyclist safety, since there is a direct link between impact speeds and the likelihood of fatality. Methods to reduce pedestrian and bicyclist exposure to vehicles improve safety by lessening the time that the user is in the likely path of a motor vehicle. These methods include the construction of physically separated facilities such as sidewalks, raised medians, refuge islands, and off-road paths and trails, or a reduction in crossing distances through roadway narrowing.

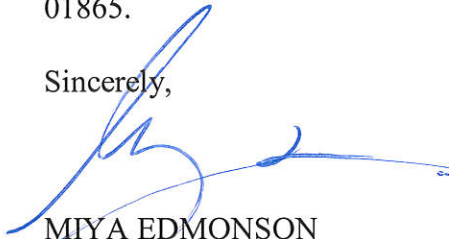
Pedestrian and bicyclist warning signage, flashing beacons, crosswalks, and other signage and striping should be used to indicate to motorists that they should expect to see and yield to pedestrians and bicyclists. Formal information from traffic control devices should be reinforced by informal sources of information such as lane widths, landscaping, street furniture, and other road design features. We support these improvements in addition to those listed in the City of Los Angeles Bicycle Plan.

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles of State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

Also, storm water run-off is a sensitive issue for Los Angeles and Ventura counties. The project need to be designed to discharge clean run-off water. The completed project could incorporate green design elements that can capture storm water. Incorporating measures such as permeable pavement, landscaping, and trees to reduce urban water run-off should be considered.

Caltrans looks forward to reviewing the draft environmental impact report and will provide additional comments at that time, if warranted. If you have any questions, please contact project coordinator Mr. Carlo Ramirez, at carlo.ramirez@dot.ca.gov and refer to GTS# 07-LA-2018-01865.

Sincerely,



MIYA EDMONSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

October 2, 2018

Ref. Doc. No.: 4716678



Mr. Gary Nellesen, Director
Facilities Planning & Management
Mt. San Antonio College
1100 North Grand Avenue
Walnut, CA 91789-1399

Dear Mr. Nellesen:

NOP Response to the Long Range Development Plan Mount San Antonio College 2018 Educational and Facilities Master Plan

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report (NOP) for the subject project on September 21, 2018. The proposed project is located within the jurisdictional boundaries of District No. 21. We offer the following comments regarding sewerage service:

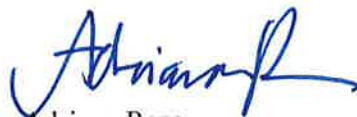
1. The Districts maintain sewerage facilities within the project area that may be affected by the proposed project. Approval to construct improvements within a Districts' sewer easement and/or over or near a Districts' sewer is required before construction may begin. For a copy of the Districts' buildover procedures and requirements go to www.lacsd.org, Wastewater & Sewer Systems, Will Serve Program, and click on the Buildover Procedures and Requirements link. For more specific information regarding the buildover procedure, please contact Mr. Ed Stewart at (562) 908-4288, extension 2766.
2. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Mount San Antonio Trunk Sewer, located in Temple Avenue east of Grand Avenue. The Districts' 15-inch diameter trunk sewer has a capacity of 4.3 million gallons per day (mgd) and conveyed a peak flow of 1.7 mgd when last measured in 2014.
3. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average flow of 63.8 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.
4. The expected increase in average wastewater flow from the project, described in the notice as a net increase of 544,195 gross square feet of new structure by 2027, is 108,839 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org,

Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

5. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer and General Manager will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.
6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR:ar

cc: E. Stewart
A. Schmidt
A. Howard



GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians / Gabrielino Tribal Council
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

City of Walnut
1100 N. Grand Avenue
Walnut, CA 91789-1399

September 12, 2018

Re: AB52 Consultation request for Long Range Development Plan Mt. San Antonio College 2018 Educational and Facilities Master Plan

Dear Gary Nellesen,

Please find this letter as a written request for consultation regarding the above-mentioned project pursuant to Public Resources Code § 21080.3.1, subd. (d). Your project lies within our ancestral tribal territory, meaning belonging to or inherited from, which is a higher degree of kinship than traditional or cultural affiliation. Your project is located within a sensitive area and may cause a substantial adverse change in the significance of our tribal cultural resources. Most often, a records search for our tribal cultural resources will result in a "no records found" for the project area. The Native American Heritage Commission (NAHC), ethnographers, historians, and professional archaeologists can only provide limited information that has been previously documented about California Native Tribes. For this reason, the NAHC will always refer the lead agency to the respective Native American Tribe of the area. The NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & tribal historians are the experts for our Tribe and can provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area.

Additionally, CEQA now defines Tribal Cultural Resources (TCRs) as their own independent element separate from archaeological resources. Environmental documents shall now address a separate Tribal Cultural Resource section which includes a thorough analysis of the impacts to only Tribal Cultural Resources (TCRs) and includes independent mitigation measures created with Tribal input during AB-52 consultations. As a result, all mitigation measures, conditions of approval and agreements regarding TCRs (i.e. prehistoric resources) shall be handled solely with the Tribal Government and not through an Environmental/Archaeological firm.

In effort to avoid adverse effects to our tribal cultural resources, we would like to consult with you and your staff to provide you with a more complete understanding of the prehistoric use(s) of the project area and the potential risks for causing a substantial adverse change to the significance of our tribal cultural resources.

Consultation appointments are available on Wednesdays and Thursdays at our offices at 910 N. Citrus Ave. Covina, CA 91722 or over the phone. Please call toll free 1-844-390-0787 or email admin@gabrielenoindians.org to schedule an appointment.

*** Prior to the first consultation with our Tribe, we ask all those individuals participating in the consultation to view a video produced and provided by CalEPA and the NAHC for sensitivity and understanding of AB52. You can view their videos at: <http://calepa.ca.gov/Tribal/Training/> or <http://nahc.ca.gov/2015/12/ab-52-tribal-training/>*

With Respect,

Andrew Salas, Chairman

Andrew Salas, Chairman

Albert Perez, treasurer |

PO Box 393, Covina, CA 91723

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer ||

www.gabrielenoindians.org

Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the Council of Elders

gabrielenoindians@yahoo.com

Original People of Los Angeles County



Map of territories of Original Peoples with county boundaries in Southern California.

From: John Larreta <jlarreta@IrwindaleCA.gov>
Sent: Monday, September 17, 2018 8:52 AM
To: Facilities Planning
Subject: (EFMP) Notice of Preparation of DIER & (Transit Center) Notice of Intent of Neg. Dec.

To Gary Nellesen:

The city of Irwindale has no comments.

Thank you,

John Larreta
Planning Technician
jlarreta@IrwindaleCA.gov
Office: (626) 430-2208
Direct: (626) 430-2246



Mailing Address:
5050 N. Irwindale Ave.
Irwindale, CA 91706

Physical Address:
16102 Arrow Highway, 2nd Floor
Irwindale, CA 91706
Office Hours: Monday through Thursday 8 a.m. to 6 p.m.
Closed Fridays



COUNTY OF LOS ANGELES FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401
www.fire.lacounty.gov

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FOURTH DISTRICT

KATHRYN BARGER
FIFTH DISTRICT

October 10, 2018

Gary Nellesen, Director
Mt. San Antonio College
Facilities Planning and Management
1100 North Grand Avenue
Walnut, CA 91789



Dear Mr. Nellesen:

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT, "2018 EDUCATIONAL AND FACILITIES MASTER PLAN," 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, 1100 NORTH GRAND AVENUE, WALNUT, FFER 201800101

The Notice of Preparation of a Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department.

The following are their comments:

PLANNING DIVISION:

We will reserve our comments for the Draft EIR which will have greater detail.

LAND DEVELOPMENT UNIT:

The Land Development Unit is reviewing the proposed "2018 EDUCATIONAL AND FACILITIES MASTER PLAN PROJECT" for access and water system requirements. The Land Development Unit comments are only general requirements. Specific fire and life safety requirements will be addressed during the review for building and fire plan check phases. There may be additional requirements during this time.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY
DIAMOND BAR
DUARTE

EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS
HAWTHORNE
HERMOSA BEACH
HIDDEN HILLS
HUNTINGTON PARK

INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA-FLINTRIDGE
LA HABRA
LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER

LAWNDALE
LOMITA
LYNWOOD
MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES

PARAMOUNT
PICO RIVERA
POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

ACCESS REQUIREMENTS:

1. The proposed developments may require multiple ingress/egress access for the circulation of traffic and emergency response issues.
2. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
 - a. The Fire Apparatus Access Road shall be cross-hatch on the site plan with the width clearly noted on the plan.
3. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
4. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction.
5. The edge of the Fire Apparatus Access Road shall be located a minimum of 5 feet from the building or any projections there from.
6. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
7. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official.
8. Provide a minimum unobstructed width of 28 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department vehicular access road is more than 30 feet high, or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial Fire Apparatus Access Road is positioned shall be approved by the fire code official.
9. If the Fire Apparatus Access Road is separated by island provide a minimum unobstructed width of 20 feet exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all

portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building.

10. Dead-end Fire Apparatus Access Roads in excess of 150 feet in-length shall be provided with an approved Fire Department turnaround. Include the dimensions of the turnaround with the orientation of the turnaround shall be properly placed in the direction of travel of the access roadway.
11. Fire Department Access Roads shall be provided with a 32-foot centerline turning radius. Indicate the centerline, inside, and outside turning radii for each change in direction on the site plan.
12. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 lbs., and shall be surfaced so as to provide all-weather driving capabilities. Fire Apparatus Access Roads having a grade of 10 percent or greater shall have a paved or concrete surface.
13. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE." Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for Fire Apparatus Access Roads to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector.
14. A minimum 5-foot wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Clearly identify firefighter walkway access routes on the site plan. Indicate the slope and walking surface material. Clearly show the required width on the site plan.
15. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Fire Code Section 503.2.1 shall be maintained at all times.
16. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official.
17. Security barriers, visual screen barriers, or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Clearly indicate the height of all parapets in a section view.
18. Approved building address numbers, building numbers, or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their

background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

19. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.

PARKING ON PUBLIC FIRE APPARATUS ACCESS ROADS:

1. Provide a minimum width of 34 feet for parallel parking on one side of the Fire Apparatus Access Road with through access and with one side of the roadway being designated "NO PARKING – FIRE LANE."
2. Provide a minimum width of 34 feet for parallel parking on both sides of the Fire Apparatus Access Road when the street is designed to be a cul-de-sac less than 700 feet in-length.
3. Provide a minimum width of 36 feet for parallel parking on both sides of the Fire Apparatus Access Road and/ or on cul-de-sac design with a length of 701 feet to 1,000 feet.

WATER SYSTEM REQUIREMENTS:

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze conforming to current AWWA standard C503 or approved equal and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. The developments may require fire flows up to 4,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration. Final fire flows will be based on the size of buildings, the installation of an automatic fire sprinkler system, and type(s) of construction used.
3. The fire hydrant spacing shall be every 300 feet for both the public and the on-site hydrants. The fire hydrants shall meet the following requirements:
 - a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - c. Additional hydrants will be required if hydrant spacing exceeds specified distances.

4. All required public fire hydrants shall be installed and tested prior to beginning construction.
5. All private on-site fire hydrants shall be installed, tested, and approved prior to building occupancy.
 - a. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation.
6. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

Additional Department Fire Department requirements will be determined at further development of the Site.

For any questions regarding the report, please contact Inspector Claudia Soiza at (323) 890-4243 or Claudia.soiza@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

Under the Los Angeles County Oak tree Ordinance, a permit is required to cut, destroy, remove, relocate, inflict damage or encroach into the protected zone of any tree of the Oak genus which is 25 inches or more in circumference (eight inches in diameter), as measured 4 1/2 feet above mean natural grade.

If Oak trees are known to exist in the proposed project area further field studies should be conducted to determine the presence of this species on the project site.

The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

HEALTH HAZARDOUS MATERIALS DIVISION:

The Health Hazardous Materials Division of the Los Angeles County Fire Department has no comments or requirements for the project at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Gary Nellesen, Director

October 10, 2018

Page 6

Very truly yours,



MICHAEL Y. TAKESHITA, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:ac

LOS ANGELES
MENT
VISION
ACKER ROAD, ROOM #123
CA 90040-4335



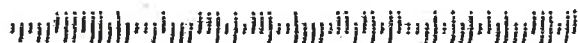
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Gary Nellesen, Director
Mt. San Antonio College
Facilities Planning and Management Department
1100 North Grand Avenue
Walnut, CA 91789

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NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



September 19, 2018

Mikaela Klein
Mt. San Antonio Community College
1100 N. Grand Avenue
Walnut, CA 91789

RE: SCH# 2018091004 Long Range Development Plan Mt. San Antonio College 2018 Educational and Facilities Master Plan, Los Angeles County

Dear Ms. Klein:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:
Frank.Lienert@nahc.ca.gov.

Sincerely,



for

Frank Lienert
Associate Governmental Program Analyst

cc: State Clearinghouse

Original People of Los Angeles County



Map of territories of Original Peoples with county boundaries in Southern California.



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
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Los Angeles, CA 90017
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Corridor Agencies**

Energy & Environment
Linda Parks, Ventura County

Transportation
**Curt Hagman, San Bernardino
County**

October 4, 2018

Mr. Gary Nellesen, Director
Mt. San Antonio College, Facilities Planning and Management
1100 North Grand Avenue
Walnut, California 91789
Phone: (909) 274-5179
E-mail: facilitiesplanning@mtsac.edu

RE: SCAG Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Mt. San Antonio College 2018 Educational and Facilities Master Plan [SCAG NO. IGR9719]

Dear Mr. Nellesen,

Thank you for submitting the Notice of Preparation of a Draft Environmental Impact Report for the Mt. San Antonio College 2018 Educational and Facilities Master Plan ("proposed project") to the Southern California Association of Governments (SCAG) for review and comment. SCAG is the authorized regional agency for Inter-Governmental Review (IGR) of programs proposed for Federal financial assistance and direct Federal development activities, pursuant to Presidential Executive Order 12372. Additionally, SCAG reviews the Environmental Impact Reports of projects of regional significance for consistency with regional plans pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

SCAG is also the designated Regional Transportation Planning Agency under state law, and is responsible for preparation of the Regional Transportation Plan (RTP) including the Sustainable Communities Strategy (SCS) pursuant to Senate Bill (SB) 375. As the clearinghouse for regionally significant projects per Executive Order 12372, SCAG reviews the consistency of local plans, projects, and programs with regional plans.¹ SCAG's feedback is intended to assist local jurisdictions and project proponents to implement projects that have the potential to contribute to attainment of Regional Transportation Plan/Sustainable Community Strategies (RTP/SCS) goals and align with RTP/SCS policies.

SCAG staff has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Mt. San Antonio College 2018 Educational and Facilities Master Plan in Los Angeles County. The proposed project includes the development of approximately 705,000 square feet for 10 major buildings, the demolition of 33 aged or temporary buildings, other renovations and minor construction projects, and infrastructure improvements across the 418.44-acre campus to accommodate approximately 3,000-5,000 additional students expected in the 2027 horizon year.

When available, please send environmental documentation to SCAG's Los Angeles office in Los Angeles (900 Wilshire Boulevard, Ste. 1700, Los Angeles, California 90017) or by email to au@scag.ca.gov providing, at a minimum, the full public comment period for review.

If you have any questions regarding the attached comments, please contact the Inter-Governmental Review (IGR) Program, attn.: Anita Au, Associate Regional Planner, at (213) 236-1874 or au@scag.ca.gov. Thank you.

Sincerely,

Ping Chang
Acting Manager, Compliance and Performance Monitoring

¹ Lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the 2016 RTP/SCS for the purpose of determining consistency for CEQA. Any "consistency" finding by SCAG pursuant to the IGR process should not be construed as a determination of consistency with the 2016 RTP/SCS for CEQA.

**COMMENTS ON THE NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
MT. SAN ANTONIO COLLEGE 2018 EDUCATIONAL AND FACILITIES MASTER PLAN
[SCAG NO. IGR9719]**

CONSISTENCY WITH RTP/SCS

SCAG reviews environmental documents for regionally significant projects for their consistency with the adopted RTP/SCS. For the purpose of determining consistency with CEQA, lead agencies such as local jurisdictions have the sole discretion in determining a local project's consistency with the RTP/SCS.

2016 RTP/SCS GOALS

The SCAG Regional Council adopted the 2016 RTP/SCS in April 2016. The 2016 RTP/SCS seeks to improve mobility, promote sustainability, facilitate economic development and preserve the quality of life for the residents in the region. The long-range visioning plan balances future mobility and housing needs with goals for the environment, the regional economy, social equity and environmental justice, and public health (see <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>). The goals included in the 2016 RTP/SCS may be pertinent to the proposed project. These goals are meant to provide guidance for considering the proposed project within the context of regional goals and policies. Among the relevant goals of the 2016 RTP/SCS are the following:

SCAG 2016 RTP/SCS GOALS	
RTP/SCS G1:	<i>Align the plan investments and policies with improving regional economic development and competitiveness</i>
RTP/SCS G2:	<i>Maximize mobility and accessibility for all people and goods in the region</i>
RTP/SCS G3:	<i>Ensure travel safety and reliability for all people and goods in the region</i>
RTP/SCS G4:	<i>Preserve and ensure a sustainable regional transportation system</i>
RTP/SCS G5:	<i>Maximize the productivity of our transportation system</i>
RTP/SCS G6:	<i>Protect the environment and health for our residents by improving air quality and encouraging active transportation (e.g., bicycling and walking)</i>
RTP/SCS G7:	<i>Actively encourage and create incentives for energy efficiency, where possible</i>
RTP/SCS G8:	<i>Encourage land use and growth patterns that facilitate transit and active transportation</i>
RTP/SCS G9:	<i>Maximize the security of the regional transportation system through improved system monitoring, rapid recovery planning, and coordination with other security agencies*</i>
*SCAG does not yet have an agreed-upon security performance measure.	

For ease of review, we encourage the use of a side-by-side comparison of SCAG goals with discussions of the consistency, non-consistency or non-applicability of the goals and supportive analysis in a table format. Suggested format is as follows:

SCAG 2016 RTP/SCS GOALS	
Goal	Analysis
RTP/SCS G1: <i>Align the plan investments and policies with improving regional economic development and competitiveness</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
RTP/SCS G2: <i>Maximize mobility and accessibility for all people and goods in the region</i>	<i>Consistent: Statement as to why; Not-Consistent: Statement as to why; Or Not Applicable: Statement as to why; DEIR page number reference</i>
etc.	etc.

2016 RTP/SCS STRATEGIES

To achieve the goals of the 2016 RTP/SCS, a wide range of land use and transportation strategies are included in the 2016 RTP/SCS. Technical appendances of the 2016 RTP/SCS provide additional supporting information in detail. To view the 2016 RTP/SCS, please visit: <http://scagrtpscs.net/Pages/FINAL2016RTPSCS.aspx>. The 2016 RTP/SCS builds upon the progress from the 2012 RTP/SCS and continues to focus on integrated, coordinated, and balanced planning for land use and transportation that the SCAG region strives toward a more sustainable region, while the region meets and exceeds in meeting all of applicable statutory requirements pertinent to the 2016 RTP/SCS. These strategies within the regional context are provided as guidance for lead agencies such as local jurisdictions when the proposed project is under consideration.

DEMOGRAPHICS AND GROWTH FORECASTS

Local input plays an important role in developing a reasonable growth forecast for the 2016 RTP/SCS. SCAG used a bottom-up local review and input process and engaged local jurisdictions in establishing the base geographic and socioeconomic projections including population, household and employment. At the time of this letter, the most recently adopted SCAG jurisdictional-level growth forecasts that were developed in accordance with the bottom-up local review and input process consist of the 2020, 2035, and 2040 population, households and employment forecasts. To view them, please visit <http://www.scag.ca.gov/Documents/2016GrowthForecastByJurisdiction.pdf>. The growth forecasts for the region and applicable jurisdictions are below.

	Adopted SCAG Region Wide Forecasts			Adopted City of Walnut Forecasts		
	Year 2020	Year 2035	Year 2040	Year 2020	Year 2035	Year 2040
Population	19,663,000	22,091,000	22,138,800	31,900	32,900	33,800
Households	6,458,000	7,325,000	7,412,300	9,800	10,100	10,400
Employment	8,414,000	9,441,000	9,871,500	9,100	9,600	9,900

MITIGATION MEASURES

SCAG staff recommends that you review the Final Program Environmental Impact Report (Final PEIR) for the 2016 RTP/SCS for guidance, as appropriate. SCAG's Regional Council certified the Final PEIR and adopted the associated Findings of Fact and a Statement of Overriding Considerations (FOF/SOC) and Mitigation Monitoring and Reporting Program (MMRP) on April 7, 2016 (please see: <http://scagrtpscs.net/Pages/FINAL2016PEIR.aspx>). The Final PEIR includes a list of project-level performance standards-based mitigation measures that may be considered for adoption and implementation by lead, responsible, or trustee agencies in the region, as applicable and feasible. Project-level mitigation measures are within responsibility, authority, and/or jurisdiction of project-implementing agency or other public agency serving as lead agency under CEQA in subsequent project- and site- specific design, CEQA review, and decision-making processes, to meet the performance standards for each of the CEQA resource categories.

SENT VIA USPS AND E-MAIL:

September 26, 2018

Facilitiesplanning@mtsac.edu

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

**Notice of Preparation of a Draft Environmental Impact Report for the
Long Range Development Plan Mt. San Antonio College 2018 Educational and
Facilities Master Plan (ERMP)**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the draft Environmental Impact Report (EIR). Please send SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the draft EIR that are submitted to the State Clearinghouse are not forwarded to SCAQMD. Please forward a copy of the draft EIR directly to SCAQMD at the address shown in the letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files¹. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, SCAQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD staff recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analyses. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website at: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). The SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

¹ Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

On March 3, 2017, the SCAQMD's Governing Board adopted the 2016 Air Quality Management Plan (2016 AQMP), which was later approved by the California Air Resources Board on March 23, 2017. Built upon the progress in implementing the 2007 and 2012 AQMPs, the 2016 AQMP provides a regional perspective on air quality and the challenges facing the South Coast Air Basin. The most significant air quality challenge in the Basin is to achieve an additional 45 percent reduction in nitrogen oxide (NOx) emissions in 2023 and an additional 55 percent NOx reduction beyond 2031 levels for ozone attainment. The 2016 AQMP is available on SCAQMD's website at: <http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan>.

SCAQMD staff recognizes that there are many factors Lead Agencies must consider when making local planning and land use decisions. To facilitate stronger collaboration between Lead Agencies and the SCAQMD to reduce community exposure to source-specific and cumulative air pollution impacts, the SCAQMD adopted the Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning in 2005. This Guidance Document provides suggested policies that local governments can use in their General Plans or through local planning to prevent or reduce potential air pollution impacts and protect public health. SCAQMD staff recommends that the Lead Agency review this Guidance Document as a tool when making local planning and land use decisions. This Guidance Document is available on SCAQMD's website at: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>. Additional guidance on siting incompatible land uses (such as placing homes near freeways or other polluting sources) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: <http://www.arb.ca.gov/ch/handbook.pdf>. Guidance² on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

The SCAQMD has also developed both regional and localized significance thresholds. SCAQMD staff requests that the Lead Agency compare the emission results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

When specific development is reasonably foreseeable as result of the goals, policies, and guidelines in the Proposed Project, the Lead Agency should identify any potential adverse air quality impacts and sources of air pollution that could occur using its best efforts to find out and a good-faith effort at full disclosure in the Draft EIR. The degree of specificity will correspond to the degree of specificity involved in the underlying activity which is described in the Draft EIR (CEQA Guidelines Section 15146). When quantifying air quality emissions, emissions from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-

² In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: <https://www.arb.ca.gov/ch/landuse.htm>.

road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis. Furthermore, for phased projects where there will be an overlap between construction and operation, the air quality impacts from the overlap should be combined and compared to SCAQMD's regional air quality CEQA operational thresholds to determine significance.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the Proposed Project, including:

- Chapter 11 "Mitigating the Impact of a Project" of the SCAQMD *CEQA Air Quality Handbook*.
- SCAQMD's CEQA web pages available here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- SCAG's MMRP for the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy available here: http://scagtrpccs.net/Documents/2016/peir/final/2016fPEIR_ExhibitB_MMRP.pdf
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the draft EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

In the event that the Proposed Project requires a permit from SCAQMD, SCAQMD should be identified as a responsible agency for the Proposed Project. For more information on permits, please visit

SCAQMD webpage at: <http://www.aqmd.gov/home/permits>. Questions on permits can be directed to SCAQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project air quality and health risk impacts are accurately evaluated and mitigated where feasible. Please contact Alina Mullins, Assistant Air Quality Specialist, at amullins@aqmd.gov or (909) 396-2402, should you have any questions.

Sincerely,

Daniel Garcia

Daniel Garcia
Program Supervisor
Planning, Rule Development & Area Sources

DG/AM
LAC180905-05
Control Number



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH



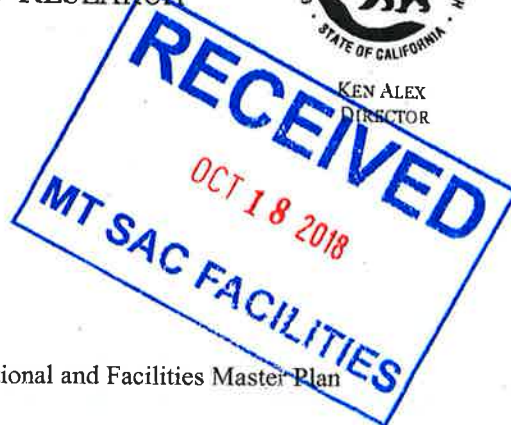
KEN ALEX
DIRECTOR

Notice of Preparation

September 5, 2018

To: Reviewing Agencies

Re: Long Range Development Plan Mt. San Antonio College 2018 Educational and Facilities Master Plan
SCH# 2018091004



Attached for your review and comment is the Notice of Preparation (NOP) for the Long Range Development Plan Mt. San Antonio College 2018 Educational and Facilities Master Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Mikaela (Mika) Klein
Mt. San Antonio Community College
1100 N. Grand Avenue
Walnut, CA 91789

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018091004
Project Title Long Range Development Plan Mt. San Antonio College 2018 Educational and Facilities Master Plan
Lead Agency Mt. San Antonio Community College

Type NOP Notice of Preparation

Description The project involves the implementation of the Mt. San Antonio College 2018 Educational and Facilities Master Plan and associated 2017 Parking and Circulation Master Plan. This would involve construction of approx 10 new major buildings/facilities, removal/demolition of 33 aged or temporary facilities, major renovations, minor new construction and renovation projects, and campus-wide site and infrastructure projects. Additionally, the project will 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.

Lead Agency Contact

Name Mikaela (Mika) Klein
Agency Mt. San Antonio Community College
Phone 909-274-5720 **Fax**
email
Address 1100 N. Grand Avenue
City Walnut **State** CA **Zip** 91789

Project Location

County Los Angeles
City Walnut
Region
Cross Streets Grand Ave and Temple Ave
Lat / Long 34° 02' 49.37" N / 117° 50' 34.59" W
Parcel No.

Township	Range	Section	Base
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Proximity to:

Highways I-10, SR 57
Airports
Railways UPRR
Waterways
Schools Cal Poly Pomona
Land Use Mt. San Antonio College/Residential Planning dev with Civic Center Overlay/Schools and public institutional

Project Issues

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; California Department of Education; Office of Emergency Services, California; California Highway Patrol; Public Utilities Commission; Native American Heritage Commission; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Resources, Recycling and Recovery; Department of Toxic Substances Control

Date Received 09/05/2018 **Start of Review** 09/05/2018 **End of Review** 10/04/2018

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

2018091004**Project Title:** Long Range Development Plan Mt. San Antonio College 2018 Educational and Facilities Master Plan**Lead Agency:** Mt. San Antonio Community College District**Contact Person:** Mikaela (Mika) Klein**Mailing Address:** 1100 N. Grand Avenue**Phone:** (909) 274-5720**City:** Walnut**Zip:** 91789-1399**County:** Los Angeles**Project Location:** County: Los Angeles

City/Nearest

Community: Walnut

Cross Streets: Grand Avenue and Temple Avenue**Zip Code:** 91789**Longitude/Latitude (degrees, minutes and seconds):** 34°02'49.37" N/117°50'34.59" W**Total Acres:** 418.44**Assessor's Parcel No.:****Section:****Twp:****Range:****Base:****Within 2 Miles:** State Hwy. #: I-10, SR-57**Waterways:****Airports:****Railways:** UPRR**Schools:** Cal Poly Pomona**Document Type:****CEQA:** ☒ NOP☐ Draft EIR**NEPA:** ☐ NOI**Other:** ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☐ Mit Neg Dec**Other:**☐ FONSI

Governor's Office of Planning & Research

Local Action Type:☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☒ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (subdivision, etc.)☐ Other:**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☒ Educational 544,195 SF Net Increase☐ Recreational☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other:**Project Issues Discussed in Document:**☐ Aesthetics/Visual☐ Flood Plain/Flooding☐ Recreation/Parks☐ Tribal Cultural Resources☐ Agricultural Land☐ Forest Land/Fire Hazard☐ Schools/Universities☐ Vegetation☐ Air Quality☐ Geologic/Seismic☐ Septic Systems☐ Water Quality☐ Archaeological/Historical☐ Greenhouse Gas Emissions☐ Sewer Capacity☐ Water Supply/Groundwater☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Wetland/Riparian☐ Coastal Zone☐ Noise☐ Solid Waste☐ Growth Inducement☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Land Use☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Cumulative Effects☐ Fiscal☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Mt. San Antonio College/Residential Planning Development with Civic Center Overlay/Schools and Public Institutional

Project Description: (please use a separate page if necessary)

The project involves the implementation of the Mt. San Antonio College 2018 Educational and Facilities Master Plan (EFMP) and associated 2017 Parking and Circulation Master Plan (PCMP). This would involve construction of approximately 10 new major buildings/facilities, removal/demolition of 33 aged or temporary facilities, major renovations, minor new construction and renovation projects, and campus-wide site and infrastructure projects. Additionally, the project will 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

State of California

Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
1400 Tenth Street
Sacramento, California 95812-3044



SACRAMENTO

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09/05/2018

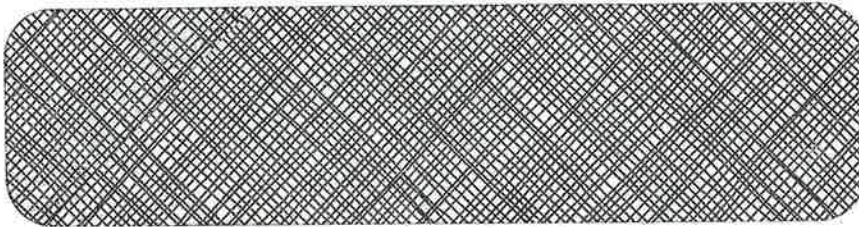
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91789-139999



P.O. Box 682, Walnut, CA 91788-0682
21201 La Puente Road
Walnut, CA 91789-2018
Telephone (909) 595-7543
FAX (909) 595-6095
www.cityofwalnut.org



Mayor, Nancy Tragarz
Mayor Pro Tem, Andrew Rodriguez
Council Member, Eric Ching
Council Member, Robert Pacheco
Council Member, Mary Su

CITY OF WALNUT

October 3, 2018

VIA EMAIL & USPS

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

SUBJECT: Comments on the Notice of Preparation Long Range Development Plan - Mt. San Antonio College 2018 Educational and Facilities Master Plan

Dear Mr. Nellesen,

Thank you for the opportunity to review and comment on the Notice of Preparation (NOP) Long Range Development Plan (LRDP) Draft EIR for the Mt. SAC 2018 Educational Facilities Master Plan (EFMP), and attend the September 19, 2018 EIR Scoping Meeting.

Attached are the City's comments for your review and reference. Should you wish to discuss our comments further or have any questions, please contact the Community Development Department (909) 595-7543 ext. 400 or email dwomble@cityofwalnut.org.

Thank you for your consideration!

Respectfully,

Derrick Womble
Senior Management Analyst

Attachment(s):

1. City of Walnut – Comments on the Mt. SAC NOP LRDP Draft EIR 2018 EFMP

cc: Tom Weiner, Assistant City Manager – Development Services
Barbara Leibold, City Attorney
Teresa De Dios, City Clerk

COMMENTS ON NOTICE OF PREPARATION FOR LONG RANGE DEVELOPMENT PLAN MT. SAN ANTONIO COLLEGE 2018 EDUCATIONAL AND FACILITIES MASTER PLAN

General Comments

EIR Approach. The approach to the 2018 Educational and Facilities Master Plan (EFMP) EIR described in the Notice of Preparation (NOP) and presented at the September 19, 2018 EIR Scoping Meeting presents an opportunity for Mt. SAC to establish a stable 2018 environmental baseline for evaluation of near-term and long-range Mt. SAC development program impacts through 2027 (10-year planning and development horizon).

A 'stand-alone' EIR is proposed that would not rely upon use of tiering (CEQA 15152) with subsequent CEQA documents for development activities through 2027.

The NOP describes a logical approach to addressing the project and cumulative impacts of the Long-Range Development Plan and EFMP that is consistent with CEQA requirements for a Program EIR (Sec. 15168).

Specific Comments

Content of NOP. The District's Notice of Preparation (NOP) includes the required contents for an NOP pursuant to CEQA 15082(a). There is no Initial Study attached with the NOP.

2018 Memorandum of Agreement. The NOP briefly mentions the April 12, 2018 Memorandum of Agreement ('Agreement') between the City of Walnut (City) and Mt. SAC in relation to the West Parcel Site Improvement project and Physical Education Project (PEP Phase 1, 2). The EFMP EIR should describe the authority and responsibilities of Mt. SAC and the City of Walnut under the Agreement. There should be explicit recognition in the EIR of the City's grading/drainage plan administrative review and permit authority, as well as other terms of the Agreement regarding notification and consultation for future projects.

West Parcel Site. The NOP indicates that the EFMP addresses the previously approved "West Parcel Site Improvement Project". The West Parcel site is identified on the 2018 EFMP Map, but no projects for the site are identified in the near term (2018-2027) or long-term (post-2027). Pursuant to the Agreement, there is no specific project for this site other than West Parcel "earthwork". A copy of the Agreement should be included in the EIR. Any near-term (2018-2027) or long-term (post-2027) use alternatives that may be proposed by Mt. SAC or the City for this site should be identified and evaluated in the EIR.

Physical Education Complex. The NOP indicates the EFMP addresses the previously approved Physical Education Complex (PEC) (PEP Phase 2). The PEC site is identified on the 2018 EFMP Map as a Major New Building. The construction and operation of the PEC will overlap with other major projects listed in the NOP for the 2018-2027 timeframe. The construction and operational effects of the PEC combined with other major projects proposed during this time frame should be evaluated in the EIR.

New Projects in Phases 1A, 1B and 2 (2018-2027). The NOP indicates that the following planned facilities for Phases 1A, 1B and 2 of the EFMP will be evaluated at a *project-specific level* in the current EIR:

Student Center and Central Campus Infrastructure; Bookstore; Parking Structure R and Tennis Courts; Parking Structure S; Sand Volleyball Courts; Replacement Communication Tower.

Parking Structures. The Agreement specifies that any parking structure shall maintain a setback of no less than 400 feet from the nearest residential property line and that Mt. SAC will meet and confer with the City to evaluate potential impacts of the parking project on nearby residents. In this regard, we note that Parking Structures R, S and F are proposed near the planned Transit Center and approved Physical Education Complex in a more central location within the campus than the previously proposed peripheral Parking Structure at Lot A along Edinger Way near residential properties. These locations are in conformance with the Parking Structure provisions of the Agreement. We further note that neither Structure B proposed at Grand Avenue and San Jose Hills Road, nor Structure F proposed near the proposed Transit Center are identified as projects within the 2018-2027 timeframe.

It appears that construction activities for Structures R and S may overlap with earthwork construction on the West Parcel Site, Transit Center, and the Physical Education Projects during the 2018-2027 timeframe. Phasing of these projects should be identified. The traffic circulation impacts of construction and operations of these structures in combination with other New Major Buildings must be evaluated in the EFMP EIR and associated 2017 Parking and Circulation Master Plan. Mitigation for potentially significant impacts on Temple Avenue, Bonita Avenue, Grand Avenue, and Valley Boulevard, and other City roadways should be included in the EIR.

Any potential visual impacts of proposed rooftop tennis courts with lighting on Structure R, and potential rooftop solar panels on 4-level Structure S, should be addressed in the EIR.

Replacement Communication Tower. The Proposed Replacement Communication Tower would replace the existing 40 ft. high communications tower on Reservoir Hill with an approximately 100-ft. high tower to provide enhanced emergency operations and response capabilities. The project-level review of this structure should include a visual analysis from surrounding vantage points.

Open Space. There are substantial areas shown in green on the 2018 Facilities Master Plan that serve different open space purposes (e.g. wildlife preserve, buffer, passive and active recreation, and West Parcel.) Consideration should be given to including an Open Space designation on the EFMP legend that encompasses these areas.

Cumulative Impacts

Consistent with CEQA Section 15168 (Program EIR) and the LRDP mandate to take a long-range view, any known projects contemplated under Phase 3 of the LRDP (post-2027) should be identified in the current EIR. The type of cumulative impacts that will result from future projects should be addressed in the current EIR, and the timing and type of CEQA documentation to support future project approvals should be described.

Alternatives

The NOP fails to identify any Alternatives to the proposed EFMP for evaluation in the EIR. It was indicated at the NOP Scoping Meeting that the Medium and High Growth Scenarios in the EFMP would be addressed in the EIR. The facility requirements for these scenarios, and resulting environmental impacts and mitigation measures, should be clearly addressed in the EIR.

MEMORANDUM OF AGREEMENT

I. Parking Structure:

1. Remove multi-level Parking Structure location at Lot A by eliminating it from Master Plan, no later than the next Master Plan Update. Surface parking allowed.
2. Mt. SAC agrees that any parking structure shall maintain a setback of no less than 400 feet from the nearest single family residential property line and that Mt. SAC will "meet and confer" with the City to evaluate the potential impacts of the parking project on nearby residents.
3. Mt. SAC agrees it will consider the location of a parking project near the Mt. SAC Transit project. Mt. SAC agrees to evaluate the benefits of prioritizing the siting of future parking structures in proximity to the Transit Center and along Temple Avenue.
4. The City and Mt. SAC will equally share in the cost of completing the sidewalk north of Grand and San Jose. In the event the City elects not to participate in the cost of completing the sidewalk, Mt. SAC will have no obligation under this Section I.4.

II. West Parcel:

1. Mt SAC will agree to remove the current Board approved Solar Project from the Master Plan and record a restrictive covenant against the West Parcel that prohibits use of the West Parcel to construct, build or install ground-mount solar panels or other stand-alone energy project with impacts similar to a ground-mount solar farm. Mt. SAC and the City agree that the restrictive covenant will have provisions for reasonable standards for any other stand-alone energy project or facility with exposed energy-generating components; provided, however, Mt. SAC may conform to applicable DSA code requirements as amended from time to time without City approval.
2. Any future proposed temporary or permanent use or project planned for development on the West Parcel Site shall be reviewed and processed by Mt. SAC in conformance with Section IV below and all applicable law.
3. The City agrees Mt. SAC may deposit approximately 140,000 cubic yards of dirt on the West Parcel Site in connection with the construction of the Stadium PEP project described in Section III below ("Earthwork") no earlier than September 2018 subject to (a), (b), and (c), below.
 - a) The West Parcel Earthwork and hauling operations shall be conducted in accordance with City reviewed and approved plans. The City agrees to process the grading plans, including proposed haul route and traffic

MEMORANDUM OF AGREEMENT

control plans for the West Parcel Site and Stadium PEP project consistent with the applicable requirements of the Walnut Municipal Code Title II, Chapter 6. Notwithstanding the foregoing, the City agrees to submit the grading and hauling plans for the West Parcel directly to the City Council with the City Engineer's recommendation concurrent with the City Council's consideration of the complete and final settlement agreement. The complete and final settlement agreement will be conditioned on expiration of the time to appeal the City Council decision approving the grading plans for the Earthwork. Mt. SAC will continue to export the first 140,000 cubic yards of earth from the PEP project to sites in the cities of Chino and/or Ontario. Mt. SAC will submit a revised truck hauling plan.

- b) Mt. SAC will incorporate contouring and landscaping elements that create rolling pasture lands that are visually appealing and environmentally friendly. Renderings previously prepared and submitted by Mt. SAC show conceptually how Mt. SAC intends to contour and landscape the pad with swales, mounds, slopes, and trails to create rolling pasture lands. The contouring will result in elevation changes of \pm five feet to achieve the desired pasture-like effect.
 - c) Mt. SAC may build a temporary access road for the West Parcel Site as reasonably necessary for the Earthwork and a secured permanent access road as reasonably necessary for maintenance.
4. Mt. SAC does not intend at this time to undertake any additional CEQA review for the Earthwork and contouring/landscaping work on the West Parcel site.

III. Stadium (PEP) Project:

- 1. The City agrees to not oppose the construction of the Stadium PEP. The City agrees the grading application submittals for the PEP is complete as of 5:00 pm April 7, 2018 and that the City will exercise its best efforts to complete the plan check review at the earliest possible time. Mt. SAC has paid applicable application fees and will remit payment for engineering fees promptly upon invoice from the City.
- 2. Mt. SAC will indemnify/reimburse the City for damage to City roads arising from earthmoving truck hauling through identified and adopted mitigation measures supporting the SEIR. City does not waive any claims for additional damages.
- 3. Mt. SAC will agree to formation of a Stadium task force to include City and Mt. SAC representatives to discuss partnering opportunities.
- 4. Mt. SAC will agree to process requests by the City to use the Stadium by applying the published policies and procedures for fees and schedules for municipalities located within its geographical boundary.

MEMORANDUM OF AGREEMENT

IV. Future Projects:

1. For commencement and/or implementation of either Master Plan projects or Master Plan Updates (MPU) and adoption of any Government Code section exemption (including but not limited to section 53091 and 53094), written notice to the City shall be given at the earliest time that Mt. SAC issues either its Request for Qualifications (RFQ) or Request for Proposals (RFP) for any architect or design or other consultant or contractor; but in no event later than 30-days prior to Mt. SAC's publication of the agenda for the items listed above.
2. The City and Mt. SAC will "meet and confer" on substantive planning and development projects that impact both parties. These matters include, but are not limited to: (i) Mt SAC projects proposed under the 2018 Facilities Master Plan Update and Facility Master Plan updates; (ii) future Mt. SAC projects; (iii) updates to the City's General Plan; (iv) City zoning changes affecting the Mt. SAC campus, and (v) City long range development plans. The purpose is for Mt. SAC and the City to work together to review planning and projects that affect both parties and to discuss planning and project implementation at the earliest stages. The "meet and confer" process will start with the City's City Manager or his/her designee, and Mt. SAC's President/CEO, or his/her designee, with reasonable follow-up by staff, as the City Manager and the President/CEO, or designee(s), may decide and subject to City Council and Board of Trustees approval.
3. The City agrees that Mt. SAC has its own MS4 permitting authority under a statewide permit. The City further agrees that its authority to review and approve grading plans for all future Mt. SAC exempt educational facilities will be administrative review and approval of grading/drainage plans by the City's Building Official upon the submission of the complete grading application and such review and approval will be pursuant to technical design and construction standards of on-site improvements which affect grading and drainage.
4. Mt. SAC and the City will re-establish the quarterly committee (staff and elected representatives) meetings between Mt. SAC and the City to consult meet and confer on current events, projects, etc. Additional informal consultations/notifications between the City and Mt. SAC staff will be made prior to formal notice and publicity of new projects, events, etc. to allow for improved coordination.

V. Miscellaneous:

1. Mt. SAC and the City agree to issue a joint press release or announcement once this Memorandum of Agreement is approved by its respective governing bodies.

MEMORANDUM OF AGREEMENT

2. Mt. SAC's Board of Trustees is considering placing on the November 2018 general election ballot a Proposition 39 bond measure. The City agrees it will not submit any "argument against" the bond measure for publication in the voter pamphlet.
3. This Memorandum of Agreement shall be memorialized in a full settlement and mutual release agreement that shall include a stipulated judgment to be filed in pending litigation. The written settlement agreement shall contain a provision for judicial enforcement pursuant to CCP 664.6 along with a clause for prevailing party attorneys' fees.
4. Mt. SAC and the City will bear their attorneys' fees and costs with the exception Mt. SAC and the City agree the award of attorneys fees on appeal will be resolved by the appeal process.
5. The City will dismiss its pending lawsuits against Mt. SAC with both sides to bear their own fees and costs except as stated above in Section V.3. above.
6. The above terms are agreed to in principal and subject to approval of a formal and comprehensive written settlement agreement approved by the governing bodies of Mt. SAC and the City at a duly noticed meeting.

Date: _____

Dr. Manuel Baca,
President, Mt. SAC Board of Trustees

Date: _____

Mary Su,
Mayor, City of Walnut

APPROVED AS TO FORM:

Date: April 12, 2018

Sean Absher, Esq.
Counsel for Mt. Sac and President Scroggins

Date: April 12, 2018

Barbara Leibold, Esq.
Counsel for City of Walnut

MUTUAL RELEASE AND SETTLEMENT AGREEMENT

This Mutual Release and Settlement Agreement (this "Settlement Agreement") is dated for reference purposes only as of January 1, 2019 (the "Reference Date"), and is entered into by and between Mt. San Antonio Community College District, a community college district duly organized and existing under the Constitution and laws of the State of California ("Mt. SAC") and United Walnut Taxpayers, a California non-profit public benefit corporation ("UWT"), each of which may hereinafter be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

A. On October 12, 2016, the Mt. SAC Board of Trustees (the "Board") took the following official actions: (1) adopted Resolution No. 16-02 Certifying the Mt. San Antonio College 2015 Facilities Master Plan Update and Physical Education Projects (the "PEP") and the Program Final Environmental Impact Report, Adopting a Statement of Overriding Considerations, and Adopting a Mitigation Monitoring Program (the "Resolution No. 16-02 Actions") and (2) adopted Resolution No. 16-03 Authorizing Exemption from Local Zoning Ordinances for the Physical Education Projects, and Authorization of Measure RR Bond Funds for the Ordering of Improvements to the Physical Education Projects (the "Resolution No. 16-03 Actions").

B. On November 7, 2016, UWT filed a Verified Complaint for Declaratory and Injunctive Relief; Petition for Writ of Mandate ("Complaint" or "UWT Legal Action") alleging eight causes of action based on Mt. SAC's alleged failure to comply with the California Environmental Quality Act ("CEQA") prior to adopting Resolution No. 16-02 and Mt. SAC's improper expenditure of Measure RR Bond Funds for the PEP, including the Athletic Complex East Phase 1 ("ACE"), under Resolution No. 16-03.

C. On July 12, 2017, the Mt. SAC Board authorized the conditional and non-binding approval of the awards of the Athletics Complex East Project – Phase 2, Bid Packages 3103 – 3126 (the "July 12, 2017 Actions").

D. On August 9, 2017, the Mt. SAC Board adopted Resolution No. 17-01 Certifying the Mt. San Antonio College 2015 Physical Education Projects Draft Subsequent Project Environmental Impact Report, Adopting a Statement of Overriding Considerations, and Adopting a Mitigation Monitoring Program (the "Resolution No. 17-01 Actions").

E. On October 11, 2017, the Mt. SAC Board adopted Resolution No. 17-03 Certifying the Mt. San Antonio College West Parcel Solar Project (the "Approved Solar Project") Tiered Draft Environmental Impact Report, Adopting a Statement of Facts and Findings, and Adopting a Mitigation Monitoring Program; and Authorizing Commencement of Phase 1 Grading Operations on the West Parcel (the "Resolution No. 17-03 Actions").

F. On April 12, 2018, Mt. SAC and the City of Walnut, through their respective governing bodies, reached a conditional settlement agreement (the "Memorandum of Agreement") of the following Los Angeles County Superior Court actions filed by the City of Walnut against Mt. SAC: Case No. BS166152, Case No. BS170683 and Case No. BS171818 (collectively the "City Legal Actions"), wherein the City of Walnut challenged the: (i) Resolution No. 16-02 Actions, (ii)

Resolution No. 16-03 Actions, (iii) July 12, 2017 Actions, (iv) Resolution No. 17-01 Actions, and (v) Resolution No. 17-03 Actions. A true and correct copy of the Memorandum of Agreement is attached hereto as Exhibit A. Final settlement and dismissal of the City Legal Actions are subject to the governing bodies of Mt. SAC and the City of Walnut entering into a formal settlement agreement, the City Council of the City of Walnut approving the Earthwork and grading plans, and Mt. SAC recording a restrictive covenant, which have not occurred as of the Reference Date.

G. On July 24, 2018, the Mt. SAC Board adopted Resolution No. 18-01 Ordering an Election and Establishing Specifications of the Election Order for the November 6, 2018 General Election of the Mt. SAC bond measure in the aggregate principal amount of \$750,000,000, which the Los Angeles County Registrar of Voters had designated Measure GO (the "Measure GO Bond Election"). On November 6, 2018, Measure GO Bond Election passed by the affirmative vote of 60.82%.

H. UWT has dismissed all causes of action in the UWT Legal Action, other than the Third and Fourth causes of action, which allege that Mt. SAC is improperly using Measure RR Bond funds for the PEP and ACE under Education Code Section 15284 and Code of Civil Procedure Section 526a and seeks restitution of prior expenditures of Measure RR Bond Funds on the PEP and ACE and injunctive relief prohibiting future expenditures of Measure RR Bond Funds on the PEP and ACE; Mt. SAC denies these allegations.

I. Mt. SAC and UWT now desire to settle the UWT Legal Action in accordance with the terms and provisions set forth herein below.

NOW THEREFORE, in consideration of the mutual covenants, agreements, representations, and warranties contained in this Settlement Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. **Effective Date.** This Settlement Agreement shall become effective and binding upon the Parties upon the date each of the following conditions are satisfied: 1) this Settlement Agreement has been approved by the governing bodies of Mt. SAC and UWT at a duly noticed meeting held in compliance with all applicable laws and 2) this Settlement Agreement has been duly executed by the authorized representative of Mt. SAC and UWT. Upon satisfaction of each condition above, this Settlement Agreement shall thereupon become effective and binding upon the Parties, the date of which shall be known as the "Effective Date". This Settlement Agreement shall thereafter continue in full force and effect and be enforceable, according to its terms and conditions, as provided herein.

2. **Mt. SAC Modifications of Earthwork and Grading Operations on the West Parcel.**

a. **Mt. SAC Obligations.**

i. Mt. SAC agrees it will not deposit approximately 140,000 cubic yards of earth on the "West Parcel" (as defined below) in connection with construction of the PEP. For purposes of this Section 2, the "West Parcel" means an approximately 27.65 acre area of the Mt. SAC campus located west of Grand Avenue and south of Amar Road and Temple Avenue.

ii. Within three (3) days of the Effective Date, Mt. SAC further agrees it will transmit a fully executed copy of this Settlement Agreement to the City of Walnut and will give notice to the City of Walnut that Mt. SAC has formally abandoned the Earthwork and withdraws the grading plans and application to the extent such plans and application relate to the Earthwork.

iii. Mt. SAC further agrees it will not deposit earth from the PEP and/or ACE projects to the West Parcel.

iv. Mt. SAC further agrees that any future earthwork or grading operations at the West Parcel shall require official action of the Board taken at a duly noticed meeting in compliance with all laws; including, but not limited to, CEQA and City of Walnut grading and truck hauling ordinances to the extent applicable.

b. Earthwork and Grading Operations Exclusions. Notwithstanding anything to the contrary above in Section 2.a, Mt. SAC shall be permitted to undertake and complete the following earthwork and grading operations at the West Parcel (collectively the "Excluded Earthwork"):

i. Earthwork and grading operations required under the Declaration of Restrictive Covenants recorded by Mt. SAC, as Declarant, in favor of the State of California, acting by and through the California Department of Fish and Wildlife, a subdivision of the California Natural Resources Agency ("CDFW"), and the United States of America acting by and through the U.S. Army Corps of Engineers ("ACOE"), and the United States Fish and Wildlife Service, an agency within the United States Department of the Interior, ("USFWS")

ii. Earthwork and grading operations required pursuant to the (1) Agreement Regarding Proposed Stream or Lake Alteration (Notification No. 1600-2015-0022-R5) issued to Mt. SAC and the Final Mitigation Plan created thereunder; (2) the ACOE CWA Section 404 Permit No. SPL-2015-00113-PKK and any amendments thereto; (3) the Los Angeles Regional Water Quality Board CWA Section 401 Certification No. 15-021; and (4) USFWS biological opinion No. FWS-LA-14B0243 -15F0556 and any amendments thereto.

iii. Earthwork and grading operations to perform landslide remediation, subject to compliance with all applicable laws.

3. **PEP and ACE Projects.** UWT agrees Mt. SAC shall have the right to use Measure RR Bond Funds for the PEP, ACE and any future modifications to the PEP and/or ACE. UWT further agrees Mt. SAC shall have the right to use Measure GO Bond Funds for the PEP, ACE and any future modifications to the PEP and/or ACE. UWT further agrees it will not oppose the construction of the PEP, the ACE and any future modifications to the PEP and/or ACE.

4. **Mutual General Releases.**

a. Except as set forth in this Settlement Agreement, UWT releases Mt. SAC and its Board, trustees, officers, employees, agents and attorneys from any and all claims, demands, liabilities, obligations, costs, expenses, fees, actions, and/or causes of action that UWT has or may have arising out of, or connected to, the following matters: (i) the Mt. SAC Board Actions, (ii) the UWT Legal Action, (iii) the PEP, (iv) the ACE, (v) the use of Measure RR Bond Funds to construct

the PEP, the ACE and any modifications thereto, (vi) the use of Measure GO Bond Funds to construct the PEP, the ACE and any modifications thereto, (vi) the Excluded Earthwork.

b. Except as set forth in this Settlement Agreement, Mt. SAC releases UWT and its directors, officers, agents and attorneys from any and all claims, demands, liabilities, obligations, costs, expenses, fees, actions, and/or causes of action that Mt. SAC has or may have arising out of, or connected to, the UWT Legal Action.

c. Upon the Effective Date, each of the Parties has read and has otherwise been informed of the meaning of Section 1542 of the California Civil Code, and has consulted with its respective counsel, to the extent that any was desired, and understands the provisions of Section 1542. Each of the Parties hereby expressly waives the rights and benefits conferred upon it by the provisions of Section 1542 of the California Civil Code, which provides:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."


Mt. SAC's Initials

LA/MC
UWT's Initials

5. **Court to Retain Jurisdiction; Attorneys' Fees and Costs.** The court in the UWT Legal Action shall have continuing jurisdiction to enforce the terms of this Settlement Agreement pursuant to Section 664.6 of the Code of Civil Procedure. In any dispute or controversy arising out of this Settlement Agreement, the prevailing party shall be entitled to reimbursement of its costs, including cost of the proceeding and attorneys' fees and costs. No action to enforce this Settlement Agreement for breach shall be brought or maintained until: (1) the non-breaching Party provides written notice to the breaching Party which explains with particularity the nature of the claimed breach, and (2) within thirty (30) days after mailing of said notice, the breaching Party fails to cure the claimed breach or, in the case of a claimed breach which cannot be reasonably remedied within a thirty (30) day period, the breaching Party fails to commence to cure the claimed breach within such thirty (30) day period, and thereafter diligently complete the activities reasonably necessary to remedy the claimed breach.

6. **Waiver of Attorneys' Fees and Costs in UWT Legal Action.** The Parties will each bear its own costs and attorneys' fees incurred in the prosecution and defense of the UWT Legal Action, including costs and attorneys' fees incurred in all proceedings related to the appeal of the order denying UWT's motion for preliminary injunction.

7. **Duty to Dismiss with Prejudice.** UWT shall effectuate dismissal with prejudice of the UWT Legal Action by filing a request for dismissal with prejudice within ten (10) court days of the Effective Date.

8. **Notices.** Any notice or request required to be given to a Party under this Settlement Agreement shall be given in writing and shall be personally delivered or mailed by prepaid registered or certified mail to the addresses below:

Mt SAC:

Attn: Michael Gregoryk

Vice President, Administrative
Services
Mt. SAC College
1100 North Grand Avenue
Walnut, CA 91789
Tel: (909) 274-5502
Email: mgregoryk@mt.sac.edu

With a copy to:

Attn: Sean B. Absher
Stradling Yocca Carlson & Rauth
Professional Law Corporation
44 Montgomery Street, Suite 4200 |
San Francisco, CA 94104
Tel: (415) 283-2242
Email: sabsher@sycr.com

UWT:

Attn: Layla Abou-Taleb
1608 N. Timber Ridge Lane
Walnut, CA 91789
Email: abousassi@yahoo.com

With a copy to:

Attn: Craig A. Sherman
Craig A. Sherman
Professional Law Corporation
1901 First Avenue, Suite 219
San Diego, CA 92101
Tel: (619) 702-7892
CraigShermanAPC@gmail.com

Any address may be changed by mailing written notice to all Parties.

9. Miscellaneous.

a. Parties Bound. This Settlement Agreement shall apply to and be binding upon the Parties and each of them, and their current and future members, officials, officers, directors, agents, trustees, successors, and assigns.

b. No Third Party Beneficiary; Memorandum of Settlement. This Settlement Agreement shall not be construed as creating in favor of UWT the status of a third party beneficiary to the Memorandum of Agreement.

10. Entire Agreement. The Parties acknowledge that this Settlement Agreement is signed and executed without reliance upon any actual or implied promises, warranties or representations made by any of the Parties or by any representative of any of the Parties, other than

those which are expressly contained within this Settlement Agreement. This Settlement Agreement, including the true and correct Recitals above, inclusive of all definitions contained therein, that are incorporated by reference herein as operative covenants and specifically relied upon by the Parties in executing this Settlement Agreement, constitutes the entire agreement and understanding among and between the Parties and supersedes any and all other agreements whether oral or written between the Parties.

11. Amendments and Modifications. This Settlement Agreement may only be amended or modified through writing executed by all the Parties.

12. Settlement, No Admissions by Parties. Each of the Parties acknowledges that this Settlement Agreement relates to the avoidance of litigation and the preclusion of actions described above. Therefore, the Parties agree that this Settlement Agreement is not to be treated or construed, at any time or in any manner whatsoever, as an admission by any Party that any of the allegations in the UWT Legal Action has or lacks merit.

13. Choice of Law and Choice of Forum. This Settlement Agreement shall be deemed to have been executed and delivered within the State of California; the rights and obligations of the Parties hereunder shall be governed, construed and enforced in accordance with the laws of the State of California. The venue for any dispute arising from or related to this Settlement Agreement, its performance, and its interpretation shall be the Superior Court of Los Angeles County.

14. Damages. The Parties agree (i) that the performance of the obligations of this Settlement Agreement are paramount, (ii) that, in the event of a breach, monetary damages will provide inadequate relief, and (iii) that each may seek equitable relief to enforce such obligations.

15. Authorized Signatory; No Assignment of Claims. Each Party represents and warrants to each other that its signature to this Settlement Agreement has the authority to bind the Party, and this Settlement Agreement does in fact bind the Party. The Parties further warrant and represent that they are the sole and lawful owners of all rights, titles and interest in and to all the Claims released herein, and that they have not voluntarily, by operation of law or otherwise, assigned or transferred or purported to assign or transfer to any other person or entity, any Claims, or any part or portion thereof, or any interest therein.

16. Counterparts and Facsimile Signatures. This Settlement Agreement may be executed in counterparts and when so executed by the Parties, shall become binding upon them and each such counterpart will be an original document, and signed signature pages may be transmitted by facsimile, and any such signature shall have the same legal effect as an original.

IN WITNESS WHEREOF, the Parties have executed this Settlement Agreement.

MT. SAN ANTONIO COMMUNITY
COLLEGE DISTRICT

3/4/19

Date

By:

Name: William T. Scroggins

Title: _____

Approved as to form:

Sean B. Absher
Stradling Yocca Carlson & Rauth
Attorneys for Mt. SAC

*UNITED WALNUT TAXPAYERS,
a California non-profit public benefit corporation

February 1, 2019

Date

By: Layla Abou-Taleb
Name: Layla Abou-Taleb
Title: President, United Walnut Taxpayers

February 1, 2019

Date

By: Mansfield Collins
Name: Mansfield Collins
Title: Board Member, United Walnu Taxpayers

*[*Signatures by two (2) UWT officers are
required unless UWT has provided Mt. SAC with
a corporate resolution authorizing a single
officer to sign.]*

EXHIBIT A

MEMORANDUM OF AGREEMENT

[See Attachment]
