

STATEMENT OF OVERRIDING CONSIDERATIONS

Mt. San Antonio College 2018 Educational and Facilities Master Plan

Final Environmental Impact Report

(SCH No. 2018091004)

May 30, 2019

BACKGROUND

Pursuant to the *California Environmental Quality Act* (“CEQA”) (California Public Resources Code, Sections 21000 *et seq.*) and *CEQA Guidelines* § 15093, a lead agency is required to balance the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable. CEQA requires the lead agency to state, in writing, the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the Final Environmental Impact Report (“EIR”) or elsewhere in the administrative record (CEQA Guidelines 15093(b)).

STATEMENT

The Board of Trustees (“Board”) of Mt. San Antonio Community College District (“Mt. SAC”) hereby makes findings pursuant to, and in accordance with, Sections 21081, 21081.5, and 21081.6 of the Public Resources Code:

The Board of Trustees proposes to approve the following action for the *2018 Educational and Facilities Master Plan Final EIR*. Because the action constitutes a project under CEQA, a Project and Program Final Environmental Impact Report has been prepared for the Project and approved by Mt. SAC’s Facilities Planning and Management department and the Campus Master Plan Coordinating Team (“CMPCT”).

Having received, reviewed, and considered the information in the Draft EIR for the proposed *2018 Educational and Facilities Master Plan* (“2018 EFMP” or “Project”), as well as the supporting administrative record, the Board of Trustees finds that the mitigation measures required in the *2019 Mitigation Monitoring Program* (“2019 MMP”), when implemented, will avoid or substantially lessen the significant impacts identified in the 2018 Educational and Facilities Master Plan Final EIR. However, the Final EIR has identified significant potential unavoidable adverse impacts that will not be mitigated to Less than Significant with Mitigation Incorporated.

The analysis in the Final EIR concludes that implementation of Phases 1A, 1B, and 2 of the 2018 EFMP, which are addressed at a program level in the Final EIR, and implementation of certain individual projects in Phases 1A and 1B, which are being evaluated at a “project-specific level” in the Final EIR, would result in significant and unavoidable environmental impacts, even with the incorporation of mitigation measures (“MMs”), related to Cultural Resources (demolition of buildings) and Transportation/Traffic.

In this regard, the Board of Trustees finds that all feasible mitigation measures required in the 2019 MMP will be implemented with the Project. Any significant remaining unavoidable effects are acceptable due to the following specific considerations, all of which are based upon the facts set forth in the CEQA findings, Final EIR (SCH 2018091004), and the record of the proceedings of this Project. Any of these overriding considerations is sufficient to support the Board of Trustees' determinations herein:

1. The voters of the Mt. San Antonio Community College District passed the Measure GO Bond in November 2018 to modernize existing facilities and develop new facilities to implement Mt. SAC's long-range educational objectives.
2. Mt. SAC has prepared the *2018 Educational and Facilities Master Plan* to identify future facilities needed to accommodate educational programs for an increase in the unduplicated student headcount from 37,864 students in fall 2017 to between 40,802 and 42,745 students in fall 2027.
3. The buildings proposed for demolition are no longer adequate for Mt. SAC's planned educational programs and some may not be designed for present seismic forces and current building codes. Their mechanical systems are energy inefficient and do not provide the necessary air changes for current codes. Limited funds are better used for new construction rather than renovation and retrofitting existing facilities. The buildings proposed for demolition are primarily wood-frame structures with insufficient lateral force resisting systems for probable area seismic events. The wood frames support heavy clay tile roofs, which pose added dangers during seismic events. Termite damage and dry rot have damaged the buildings and they are energy inefficient and very expensive to operate and maintain. The remaining brick or concrete buildings being demolished are too costly to retrofit for current facility needs and retrofitting may exceed their replacement value. Limited funds are better used for new construction rather than renovation and retrofitting.
4. There are no constraints that hinder new development and renovation on campus; all public services are available, or may be easily extended and expanded within the campus.
5. Additional campus development will be compatible with existing campus facilities and with surrounding off-campus land uses. All potential significant land use and public service impacts of the Project are reduced to Less than Significant With Mitigation Incorporated.
6. The Project is an urban in-fill project and the development proposed is appropriate for an in-fill project. The proposed uses are compatible with adjacent uses and prior development on campus.
7. All operational aspects of the Project, including traffic flow and parking and pedestrian safety, have been fully evaluated and feasible solutions incorporated into the 2018 EFMP design. Outside agencies have the authority, and duty, to implement required circulation measures for project and cumulative traffic conditions within their jurisdictions within the timeframes for the Project. Mt. SAC is providing its fair share of funding for improvements required due to project-specific impacts.
8. Mt. SAC will dedicate land to the City of Walnut for all feasible intersection improvements required adjacent to the campus for lane and intersection improvements.
9. The Project will continue operation of an affordable local alternative to four-year universities for local students and returning veterans.
10. The Project will implement the facilities, site improvement, and infrastructure needed to support the growth projected for instructional programs and support services at Mt. SAC.
11. The Project will maximize functional space and eliminate non-functional space on campus, including removing and replacing temporary facilities with permanent facilities in a timely manner, and renovating or replacing aged and outdated facilities.

12. The Project will improve the utilization of space on campus by replacing small single-story buildings with multi-story buildings and consolidating open space into usable-sized portions.
13. The Project will improve the efficiency of space on campus by aligning the classroom inventory with class sizes, and building flexible, multi-use/multi-purpose spaces, and spaces that can be readily reconfigured by occupants.
14. The Project will ensure safety of faculty, staff, and students by upgrading or replacing aging, seismically unsafe buildings and facilities.
15. The Project promotes sustainable facilities design, construction, and operations.
16. The Project will improve pedestrian and vehicular access and circulation on campus.
17. The Project will upgrade classroom and laboratory spaces to provide students with up-to-date skills and modern technology.
18. The Project will upgrade campus security to keep students safe by installing emergency mass notification beacons and marquees, outdoor lighting, and up-to-date security measures including improved security and emergency communication systems and infrastructure.

Considering all factors, the Board of Trustees finds that there are specific economic, legal, social, technological, and other considerations associated with the 2018 EFMP that outweigh the Project's significant unavoidable effect, and the adverse effect is therefore considered acceptable.