



MT. SAN ANTONIO COLLEGE

SPECIAL MEETING OF THE BOARD OF TRUSTEES

Wednesday, September 16, 2015

MINUTES

CALL TO ORDER

The special meeting of the Board of Trustees of Mt. San Antonio College was called to order by Board President Hall at 6:35 p.m. on Wednesday, September 16, 2015. Trustees, Baca, Chen Haggerty, Chyr, Hall, Hidalgo, Santos, and Student Trustee Santos were present. Trustee Bader was absent.

STAFF PRESENT

Bill Scroggins, President & CEO; James Czaja, Vice President, Human Resources; Mike Gregoryk, Vice President, Administrative Services; Irene Malmgren, Vice President, Instruction; and Audrey Yamagata-Noji, Vice President, Student Services, were present.

1. PUBLIC SESSION

The public meeting was called to order at 6:35 p.m., and the Pledge of Allegiance was led by Trustee David Hall.

2. PUBLIC COMMENT

The following individuals spoke in opposition to the proposed location of the West Parcel Solar Energy Plant:

- Mansfield Collins (Mr. Collins' written remarks may be found with these minutes on the College website).
- Bill Robinson (Mr. Robinson's written remarks may be found with these minutes on the College website).
- William Christopherson (Mr. Christopherson's written remarks may be found with these minutes on the College website).
- Royal Brown referred to Page 7 of the District's presentation (Conceptual Array Layout) and urged the Board to consider this layout.
- Hassan Sassi (Mr. Hassi's written remarks may be found with these minutes on the College website).

The Board reserves the right to modify the order of business in the manner it deems appropriate.

Closed session shall not extend past the designated time, but should the business considered in closed session require additional time, the Board shall reserve time after the public meeting to continue discussion.

- VJ Rachael, a 40-year Walnut resident, said that he's surprised at Mt. SAC's calculation errors and omissions. He said that the Board needs to listen to the residents and consider their suggestions.
- Linda Hiti said that a good leader makes decisions in everyone's best interest. She suggested that the Nature Preserve be hollowed out and used for this project.
- Layla Abou-Taleb referred to Dennis Majors' presentation and asked the Board to consider everything that was said. She urged the Board to consider putting in panels over existing parking lots. She said that there would be a loss in home values, there would be a great deal of dirt moved, underground electrical ductwork, movement of earth would reduce vegetation, which will increase dust, the possibility of inappropriate handling could occur, fire hazard, and the magnitude of savings that will be realized by putting the solar project on existing flat parking lots. She said that the incentives from SCE and PUC are available until the end of the year. She urged the Board to not lose the good will of the community.

Trustee Baca said that Walnut is one of the 50 greatest places to live in the country, and that Mt. SAC is also a great community college. He said that Mt. SAC is one of the better run colleges in the state. He also said that we have a responsibility to educate students and maximize our resources. So, when considering this project, the impact is two-way – the students don't benefit from the potential that we provide to them, and the effect on the neighborhood. He said that the Board doesn't operate on a void. He said the College's interest is different than the neighbors'. Trustee Chyr said he'd like to hear from anyone who would like to respond. Trustee Hall asked about other locations and whether the panels on top of a parking lot would be suitable. He also asked about the calculations that we relied upon. Trustee Chen Haggerty asked about the incentives offered until the end of the year. Dr. Scroggins said that the incentive through SCE is in writing; that we have a 60-day extension for the rebate, until September 27, 2015. He said that there are different incentives offered, and the specific one that applies to Mt. SAC expires on September 27. The amount of solar power generated still stands at 2.2 megawatts. He said that we store electrical power at night. He said that the decisions made by the Board in December 2013 regarding \$5.3 million is the cost of the acquisition and installation and \$2.0 million in grading, and it still stands true. The reason that the escalation was put in the out years for Lot F was because there was a necessity to replace the parking. He said that one of the reasons that we won't put them on a parking structure is because it wouldn't hold up during an earthquake. Trustee Hall said that his suggestion was to put the solar panels on top of the proposed parking structure, but extensive studies were done and showed that the system that's being proposed currently will produce more electricity. He said that the comparison showed the ground-mounted system to be more efficient. Trustee Baca asked how the dirt moving would happen. Ms. Klein and Mr. Gidcumb said that the work done on Grand Avenue was not done for this project; that it was done for traffic purposes. He said that it wasn't a College project. Ms. Klein said that the earth-moving studies on noise, particulate emissions, overall air quality, number of trucks, etc. showed that the work would be done within acceptable thresholds. She said the EIR has very specific requirements from CEQA, and that it was reviewed and signed off by the City of Walnut. Trustee Chyr asked if there would be dirt removed from the hillside, and Ms. Klein said that it will be brought in to create the benching. She also said that vegetation will be brought in. The grading portion of the project will take approximately two months and will be done during the non-bird-breeding season. The entire project will take approximately one year. Ms. Abou-Taleb said that there's a rule in Walnut that, after every truckload of dirt that is moved out, the street has to be washed. Dr. Scroggins said that the long-term benefits include the reduction in energy costs at a minimum of \$400K/year, an additional savings that AB32 to mitigate carbon emissions of \$50-\$100K/year, the advantage of the fact that we pay a fee to SCE related to the situations when there are brown-outs that we would avoid, and buying energy only when we need it. Also, we're using a piece of land

that doesn't have any other educational uses. Dr. Scroggins said that the \$400K/year in savings could educate about 100 students per year. Trustee Chyr said that Lot F is not a viable location and asked Dr. Scroggins to explain why this current location is better than Lot F. Dr. Scroggins said that Lot F would have to be taken out of service, which is 11 acres, which it would have to be built in phases, which would result in considerable loss of parking. He said that the master plan includes the next instructional building which will be built in part of Lot F. Trustee Hidalgo said that the word 'balance' was used, and he said that the College has done a lot in listening to the residents and their suggestions. He also said that the relocation presented tonight by the College was a good compromise. He pointed out that some of the residences have solar panels on their roofs which may not be acceptable to their neighbors, but are built anyways for incentives. He said that he would support the project, as presented. Student Trustee Santos asked what would be done with the \$400K savings per year, and Dr. Scroggins said that it would go into the general fund and would be used to fill in the areas where we run short. It was asked where the EIR is for this new project proposal. The EIR was done and is in the scope of the findings. Dr. Scroggins said that the primary environmental impact is in the grading. It was also asked if any other sites were considered. Dr. Scroggins said that the rooftop of the parking structure and Lot F were considered. Trustee Hall said that the \$500K/year savings will be for 25 years. Dr. Scroggins said that the \$400K savings will pay for the loan. He said that the grading costs will be mitigated by that, as well. Ground-mounted and carport options were considered, as well, and it was determined that not as much power can be generated on a roof-mounted system than ground-mounted. What about the traffic grid-lock? Mr. Gregoryk said that there will be traffic, but the improvements made at Temple and Grand made a big difference. He said that we'll need some traffic control to minimize the impact, which we will provide. Why were the two alternatives not disclosed in the EIR? Dr. Scroggins said that the EIR is based on the Master Plan, which put the solar panels in the west parcel. Dennis Majors said that he's been in the business for 40 years and that he's never seen a master plan that didn't include alternatives. Ms. Klein said that the CEQA checklist doesn't address alternative sites. Trustee Chyr asked if there is any place on this campus where we would put a solar farm that would not be visible to our neighbors. Dr. Scroggins said yes, that the cross country course would be a place not visible by neighbors. He said that it's zoned residential, but doesn't have houses on it yet. Mr. Gregoryk said that it would be visible if you go up the hill. He also said that it's not large enough for a solar field. Trustee Hall said that he was the one who brought the article about Walnut being in the top 50 best places to live in the U.S., but he also pointed out that, if you read the analysis, the leading reason it ended up in the 50 top cities is because of its public education facilities. He also said that the land was included in the Mt. SAC District in 1946, since the College was founded. He said that he would bet that if any other alternative uses were made of the land, i.e., international student housing, retail shops, etc., he would be hearing from the residents of Walnut about all the problems it would produce. He said that any other project would be more invasive to the neighbors than the solar energy project. He said that the land will be used to benefit the students.

For detailed conversation, please refer to the audio recording of the meeting, which may be found on the College website with these minutes. Please note that the recording was compromised by a temporary power outage.

3. **ACTION ITEM #1 – RESOLUTION NO. 15-01 – ASSESSMENT, DESIGN, INSTALLATION, AND OPERATION AND MAINTENANCE OF A PHOTOVOLTAIC SOLAR SYSTEM (WEST PARCEL SOLAR PROJECT – REQUEST FOR QUALIFICATIONS/REQUEST FOR PROPOSAL NO. 3005) (REVISED); AND AUTHORIZE THE COLLEGE TO NEGOTIATE, PREPARE, AND ENTER INTO A DESIGN-BUILD AGREEMENT FOR THE DESIGN, PROCUREMENT, INSTALLATION, AND CONSTRUCTION OF THE SYSTEM, AND A**

SEPARATE ONGOING OPERATIONS AND MAINTENANCE AGREEMENT WITH BORREGO SOLAR SYSTEMS, INC.

It was moved by Trustee Baca and seconded by Trustee Hidalgo to approve this item. This Resolution will be amended to be dated September 16, 2015.

Discussion: Mike Gregoryk, Vice President, Administrative Services; and Mika Klein, Senior Facilities Planner, presented a report entitled 'West Parcel Solar.' This presentation may be found with these minutes on the College website.

Mr. Gregoryk indicated that Trustee Chyr asked how much of this information is different than what was presented previously. Mr. Gregoryk said that the footprint is a little bit farther south than previously presented, which affected the sight lines. Trustee Baca asked about whether the vegetation would make a difference, and Mr. Gregoryk said that it's still to be determined what will be used. President Scroggins said that we would be using Coastal Sage. Trustee Chyr said that it was communicated that there would be no glare issues, and would there be now? Mr. Gregoryk said no, that it would be improved, if anything. He said that the efficiency would mean a minimum efficiency loss.

Mansfield Collins requested that this meeting be continued because this is new information and it would violate the Brown Act to continue this action. Trustee Hall said that this is the same agenda Action item since the last meeting. Dr. Scroggins said that the information presented under Discussion doesn't affect the Action item as defined in tonight's Agenda, which is governed by the Brown Act; that the contract is the same.

Resident Layla Abou-Taleb said that, on behalf of the United Walnut Taxpayers Association, their presentation was sent to the Board two days ago. Dennis Majors, attorney, presented a report entitled 'United Walnut Taxpayers – Mt. SAC Solar Power Plant – Line of Site and Alternatives Issues.' This presentation may be found with these minutes on the College website.

Trustee said that on some of the slides, it seems that the overlay is behind vegetation, and Mr. Majors said that everything inside the yellow area will be gone. Trustee Baca wanted to know what the view would be, and Mr. Majors said that there are before and after views throughout the presentation. Trustee Chyr said that the same location has different perspectives. Mr. Majors said that he went into a residence on Percheron, and the view of the site was very dramatic.

For detailed conversation, please refer to the audio recording of the meeting, which may be found on the College website with these minutes. Please note that the recording was compromised by a temporary power outage.

Ayes: Baca, Chen Haggerty, Chyr, Hall, Hidalgo, Santos

Noes: None

Abstained: None

Absent: Bader

Student Trustee concurred.

4. ADJOURNMENT

The meeting adjourned at 8:52 p.m.



WEST PARCEL SOLAR

Special Meeting of the Board of Trustees

MT. SAN ANTONIO COLLEGE // 16 SEPTEMBER 2015

*The **Mt. SAC Promise** is our commitment to our students and community to provide quality facilities, current technology and a campus environment that fosters innovative instruction and learning well into the 21st century.*

AGENDA

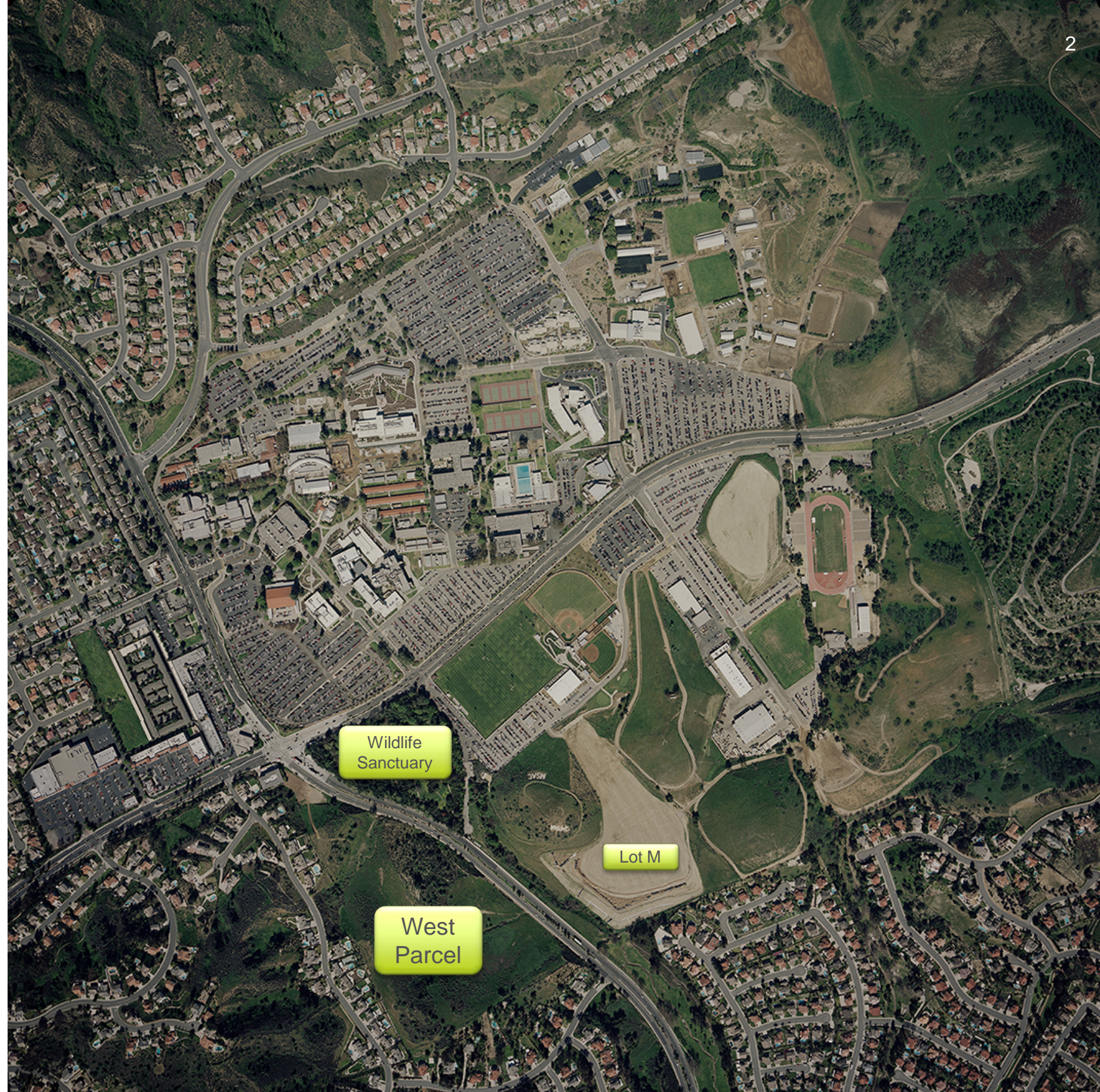
West Parcel Solar Project:

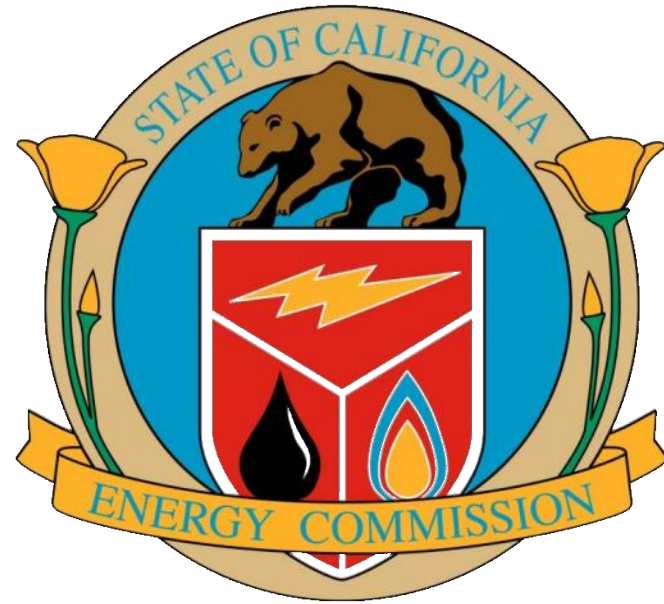
- Project Overview
- Funding Sources
- Costs
- California Environmental Quality Act (CEQA)
- Environmental Permits
- Conceptual Array Layout
- Line of Sight + Photo Simulations
- Next Steps



SOLAR PROJECT OVERVIEW

- The Solar Project is located on Mt.SAC's property, referred to as the "West Parcel," southwest of Grand and Temple Avenues.
- The Project provides a 2.2MW ground-mounted solar photovoltaic system.
- Resolution 15-01 recommends approval of design-build agreement with Borrego Solar Systems, Inc.





WEST PARCEL SOLAR PROJECT Funding Sources

SOLAR PROJECT COSTS

\$5.3M Project Cost of Acquisition and Installation of the Solar Panels:

- **\$3.0M** Proposition 39 Loan
 - California Energy Commission (CEC)
 - Approval of Borrego Solar Systems, Inc. contract
- **\$1.7M** Proposition 39 (California Clean Energy Jobs Act) Grant Funds
- **\$759K** Southern California Edison (SCE) Incentives
 - California Solar Initiative (CSI)
 - Deadline: September 27, 2015
 - Upload approved Borrego Solar Systems, Inc. contract to CSI program



SOLAR PROJECT CALIFORNIA ENVIRONMENTAL QUALITY ACT

December 2013:

- The Board of Trustees certified the “Final Environmental Impact Report (EIR)” for the Mt. San Antonio College 2012 Facility Master Plan and adopted the Facts and Findings and a Statement of Overriding Considerations.

There are no new or exacerbated significant environmental impacts associated with the proposed Project that were not analyzed in the certified Final EIR.



SOLAR PROJECT ENVIRONMENTAL PERMITS

The Project is currently under review by the following responsible agencies:

- US Army Corps of Engineers
- US Fish & Wildlife Service
- California Department of Fish & Wildlife
- State Water Resources Control Board

All permit and approval conditions imposed by the responsible agencies will be applied to the Project.

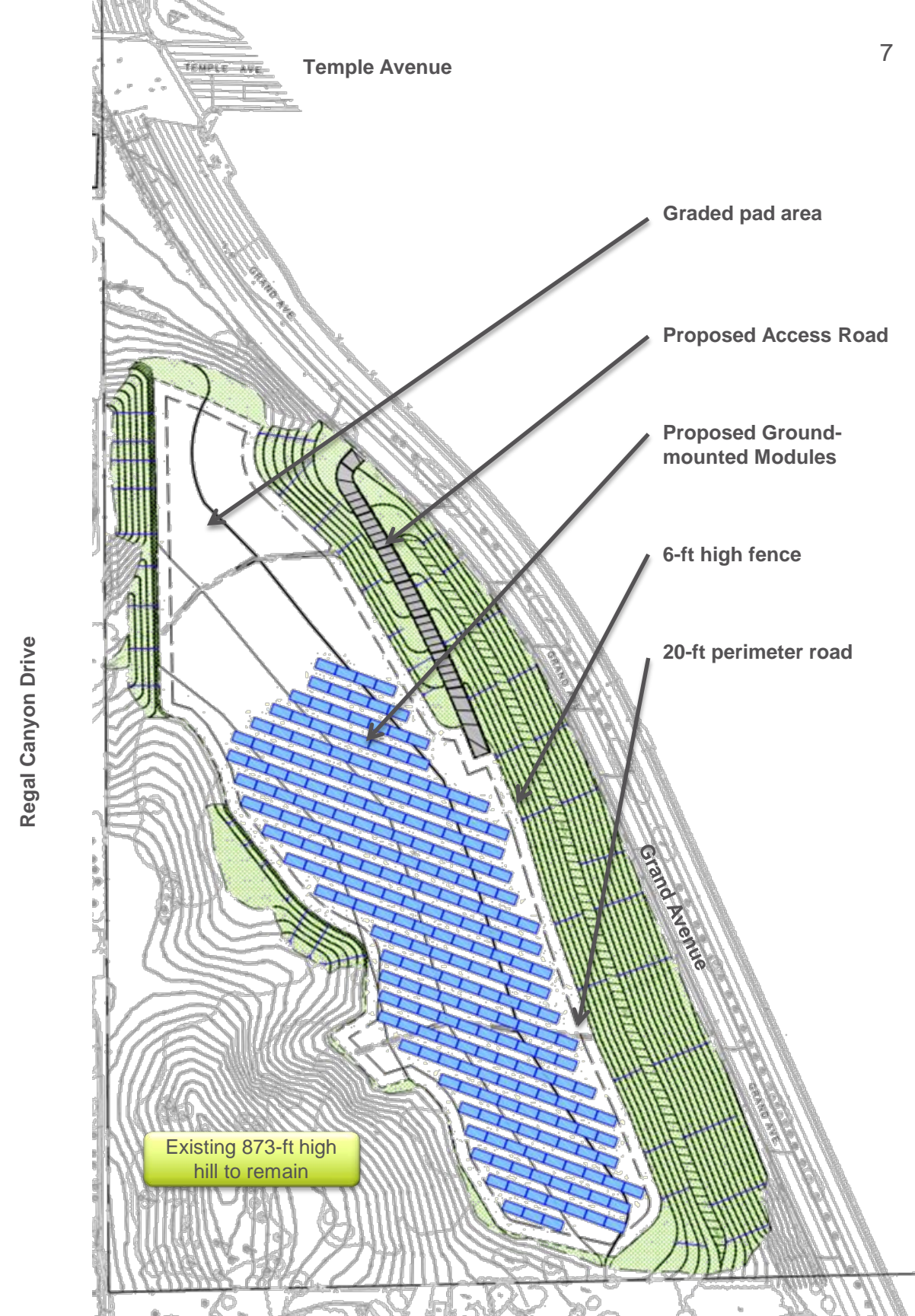


**US Army Corps
of Engineers®**



SOLAR PROJECT CONCEPTUAL ARRAY LAYOUT

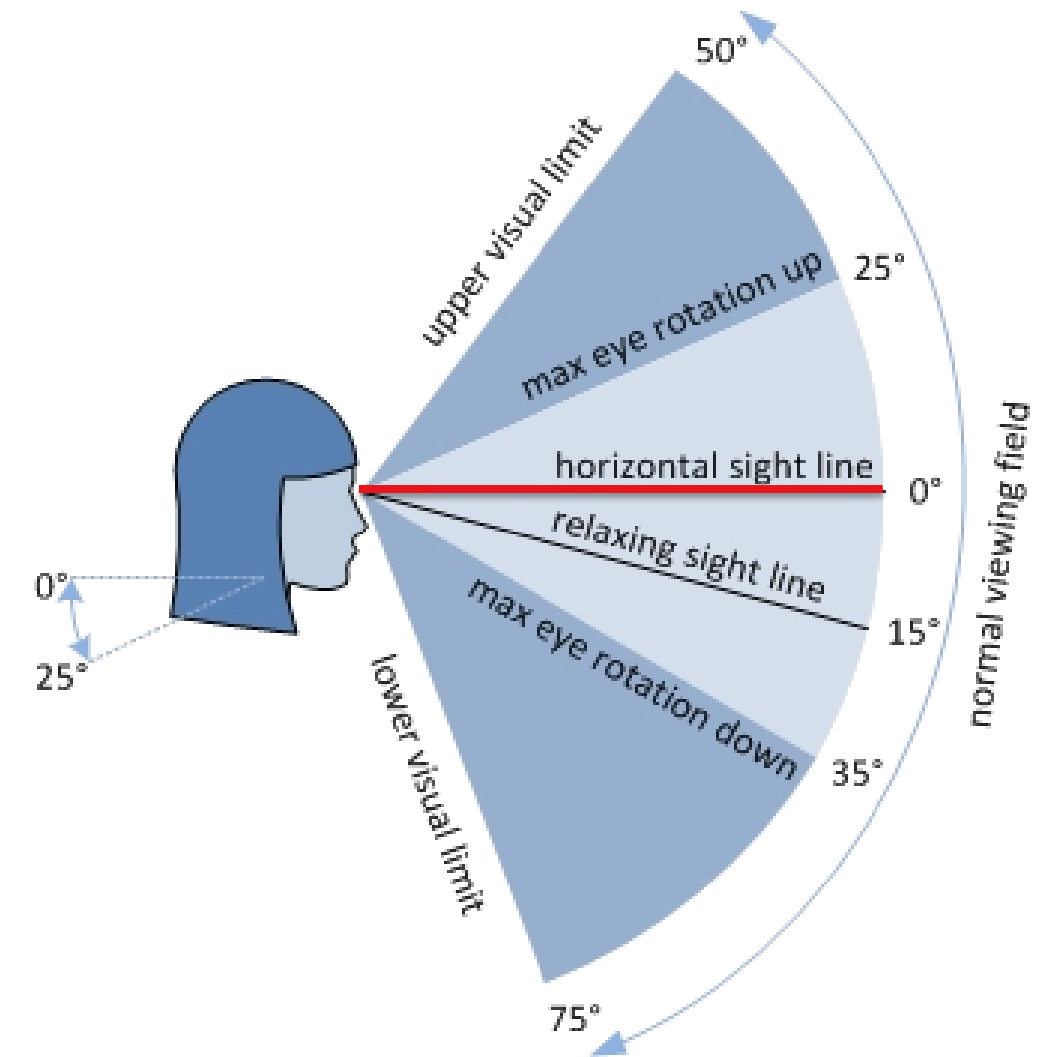
- **Location:** The array is located on the southernmost portion of the graded pad to minimize impact on adjacent residences.
- **Horizontal Distance:** The closest solar panel is approximately **300-ft** from the nearest Regal Canyon Drive residence with a view of the Project.
- **Vertical Distance:** The residences on Regal Canyon Drive are located at an approximate elevation of 790-ft above sea level which is almost 30-ft higher than the proposed Solar Project pad elevation of 761-ft.



SOLAR PROJECT

LINE OF SIGHT

- **Line of Sight (LoS)** is a phrase used to describe the unimpeded view or access from one point to another point across a terrain or surface.
 - LoS is used to understand the visible and obstructed (non-visible) points in terrain which contains significant changes in elevation (in the form of mountains/hills and valleys).
- **Horizon line/eye level** refers to the actual height of the viewer's eyes when looking at an object, interior scene, or an exterior scene.
 - The existing site photographs used for the following photo simulations were shot at 5'-8" above finished grade (approximately eye level).



Existing

West Parcel

Proposed



SOLAR PROJECT PHOTO SIMULATIONS

View 1:

1131 Regal Canyon Drive

- Photograph taken from the sidewalk in the middle of the driveway of 1131 Regal Canyon Drive.



SOLAR PROJECT PHOTO SIMULATIONS

View 2:

20331 Shadow Mountain Road

- Photograph taken from rear of vacant lot across the street from 20331 Shadow Mountain Road.

West Parcel

Proposed

Existing



SOLAR PROJECT PHOTO SIMULATIONS

View 3:

20939 Stoddard Wells Road

- Photograph taken from the sidewalk in front of 20939 Stoddard Wells Road.

West Parcel

Proposed

Existing





West Parcel

Proposed



SOLAR PROJECT PHOTO SIMULATIONS

View 4:

21119 Granite Wells Drive

- Photograph taken across the street from 21119 Granite Wells Drive.



SOLAR PROJECT PHOTO SIMULATIONS

View 5:

21775 Buckskin Drive

- Photograph taken from the street next to 21775 Buckskin Drive.

West Parcel

Proposed

Existing



SOLAR PROJECT NEXT STEPS

- Upon Board of Trustees contract approval, Borrego Solar Systems, Inc. will proceed with the **design**, procurement, installation and construction of the system.
- The line of sight study will be further used to guide our efforts to improve aesthetics and views for adjacent neighbors and explore options for landscape that will eventually screen the view of the Project.



QUESTIONS & COMMENTS
THANK YOU

United Walnut Taxpayers

Mt. SAC Solar Power Plant

Line of Site and Alternatives Issues

Prepared by Dennis Majors
September 2015

Revised: 9/14/2015

Slide 1

Google

Solar Power Plant Site Location



Solar Power Plant

Mt. San Antonio College
2012 Facilities Master Plan

Slide 2

Solar Plant Site Alternatives



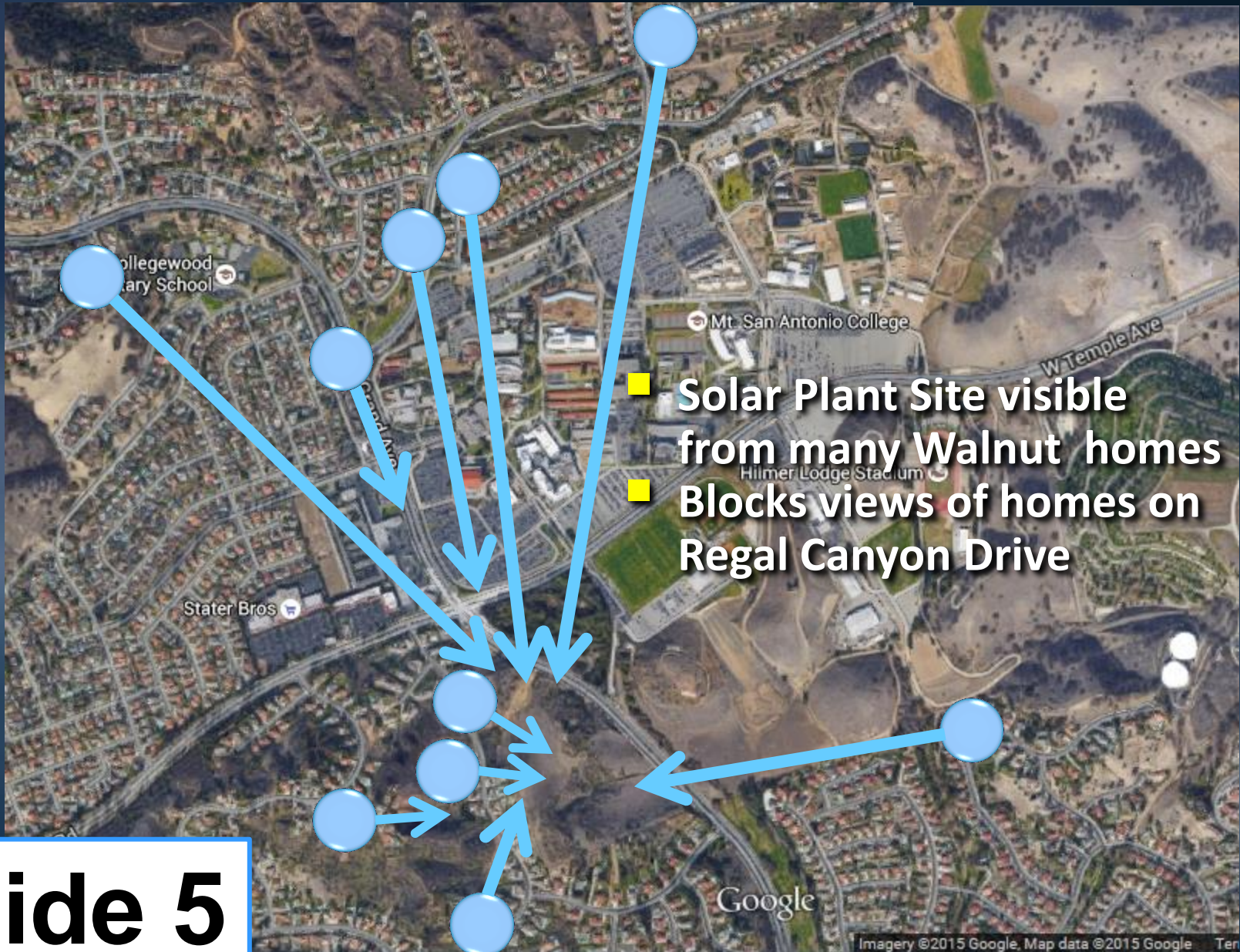
Slide 3

Solar Plant Site Alternatives



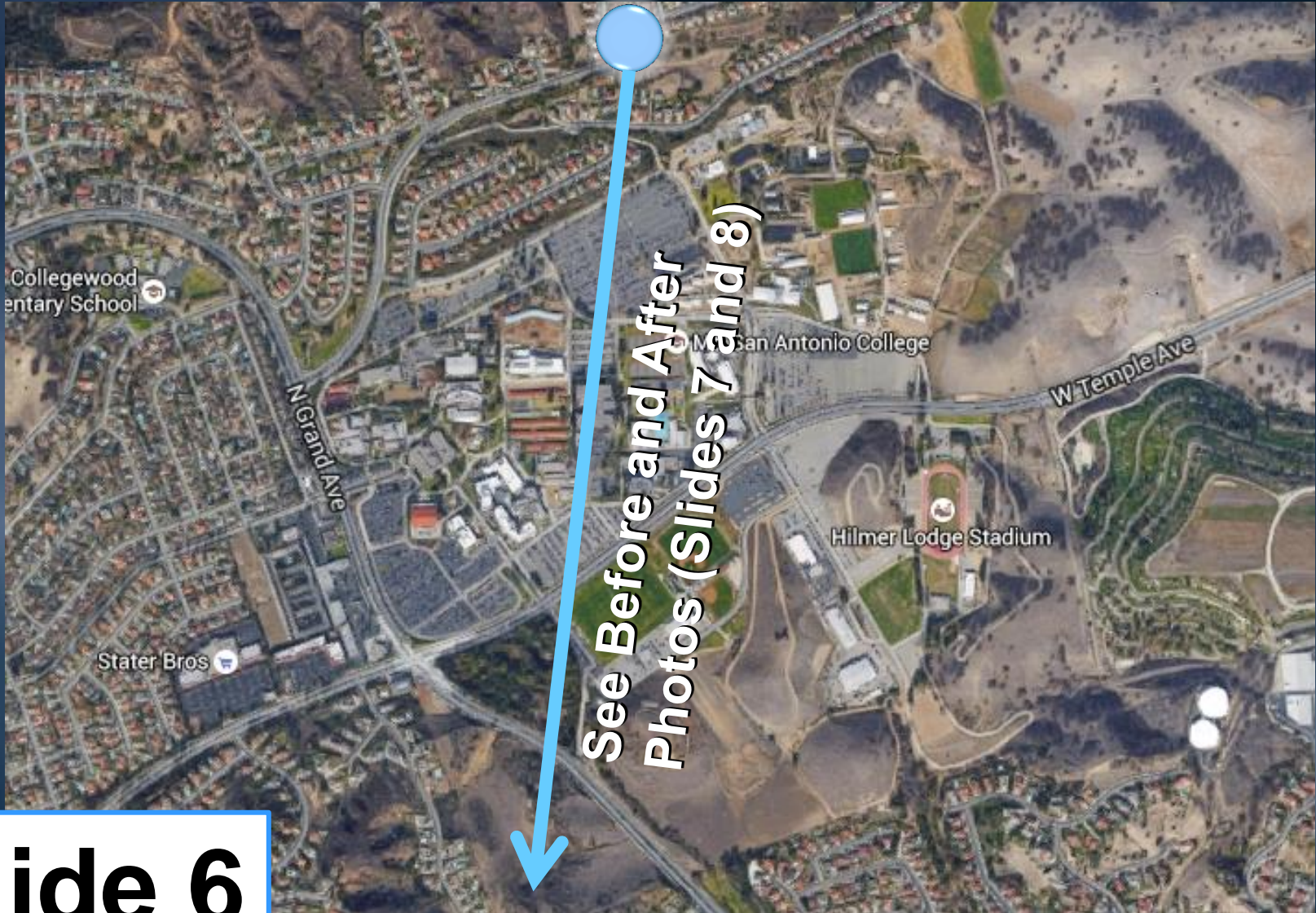
Slide 4

Solar Plant Line of Site Analysis



Slide 5

Line of Sight from Timberline From 21100 Stockton Pass Road



Slide 6

View of Impacted Areas (Before)

From 21100 Stockton Pass Road

Actual photo toward Solar Plant Site

Slide 7

View of Impacted Areas (After)

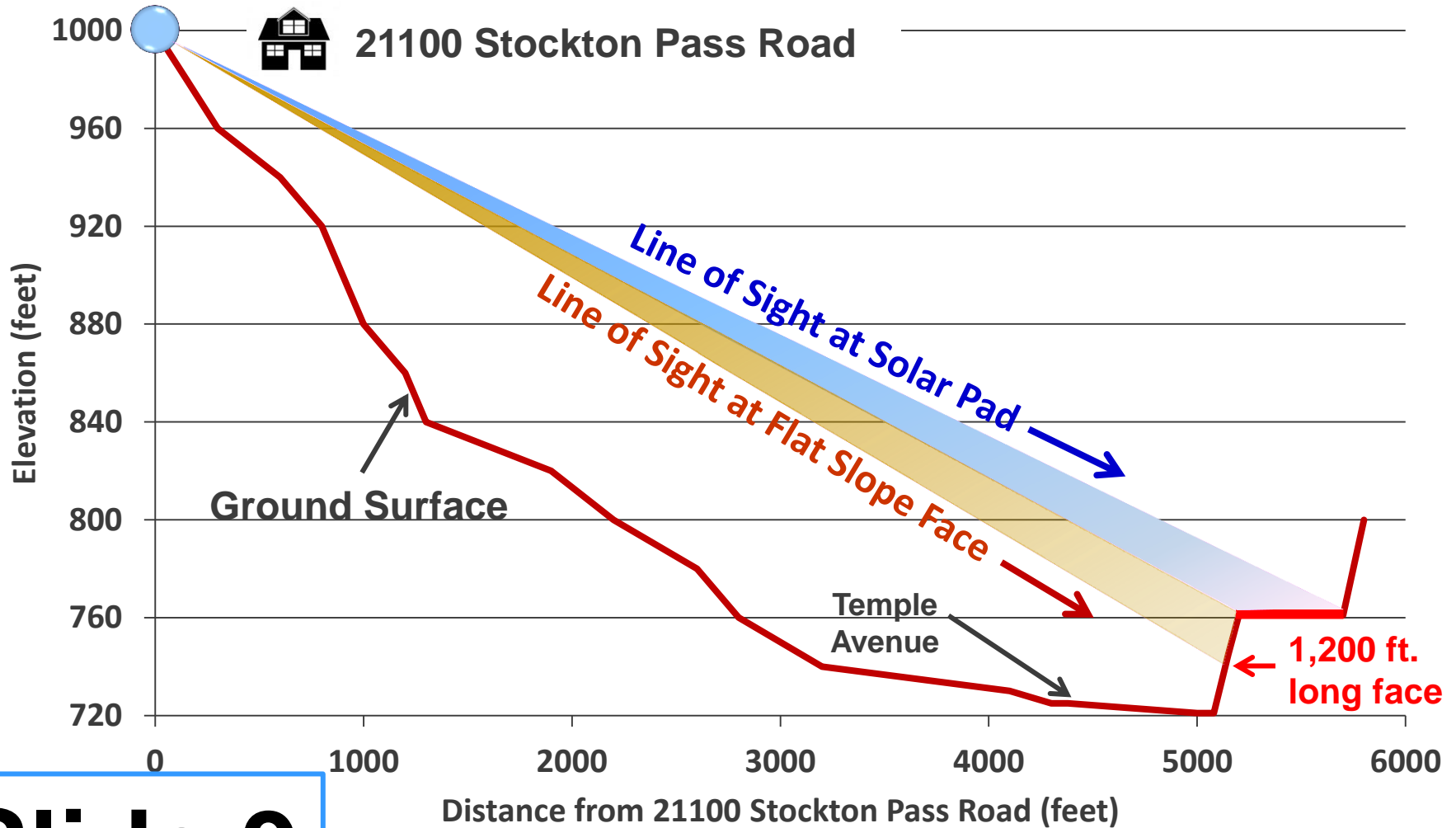
From 21100 Stockton Pass Road



Color overlay of impacted areas

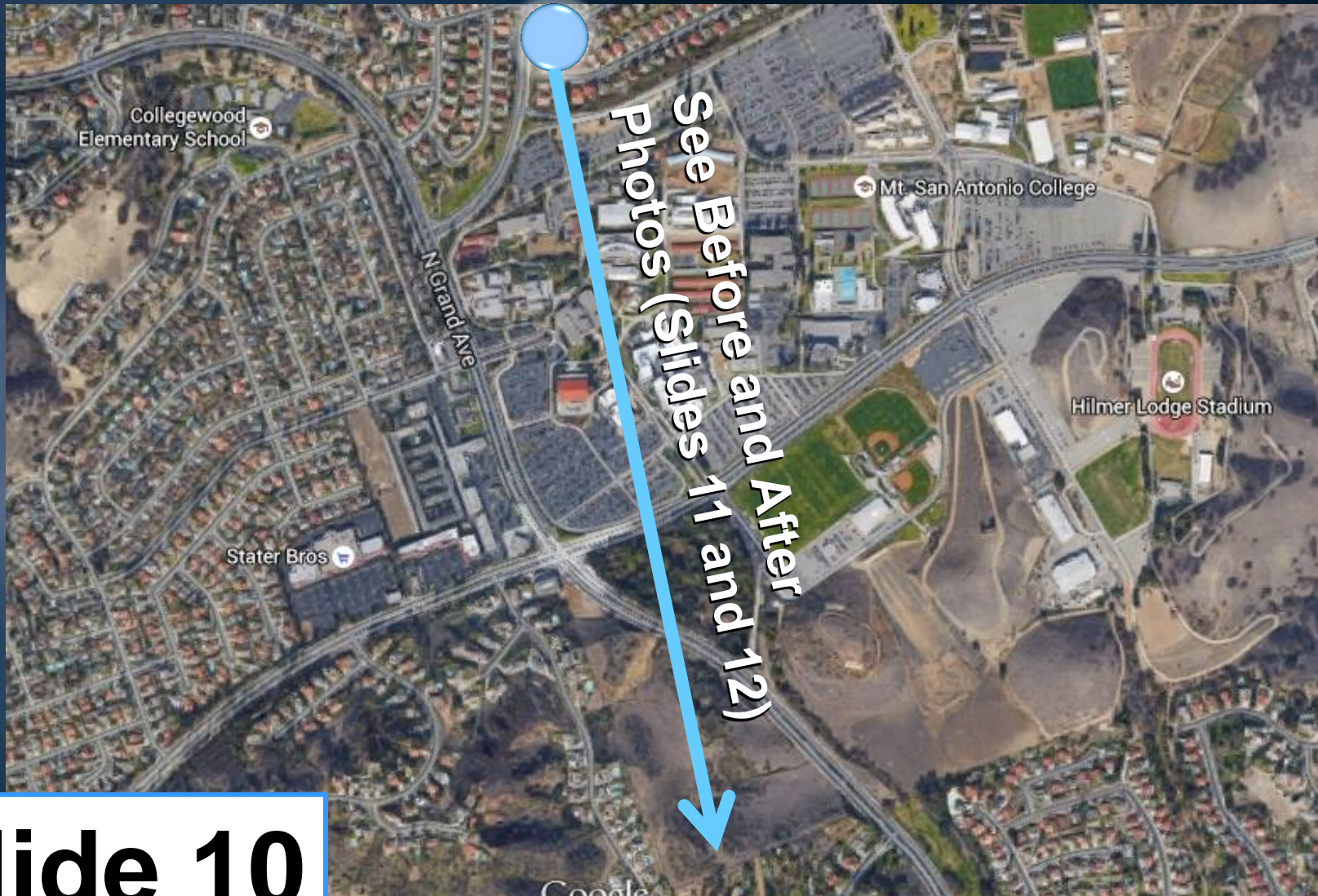
Slide 8

Profile View of Impacted Areas From 21100 Stockton Pass Road



Slide 9

Line of Sight from Timberline From 20939 Stoddard Wells Road



Slide 10

View of Impacted Areas (Before) **From 20939 Stoddard Wells Road**

Actual photo toward Solar Plant Site

Slide 11

View of Impacted Areas (After)

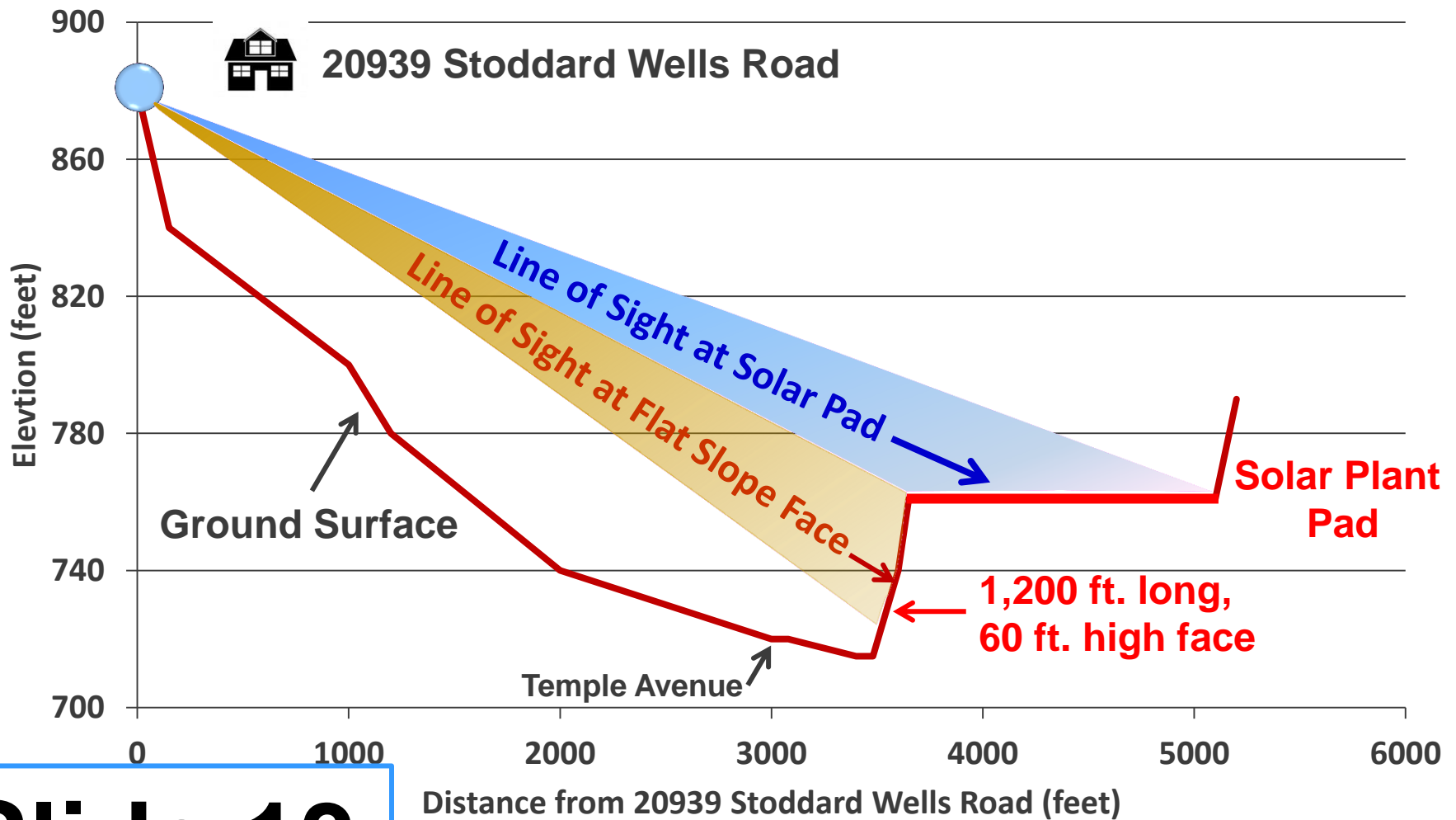
From 20939 Stoddard Wells Road



Color overlay of impacted areas

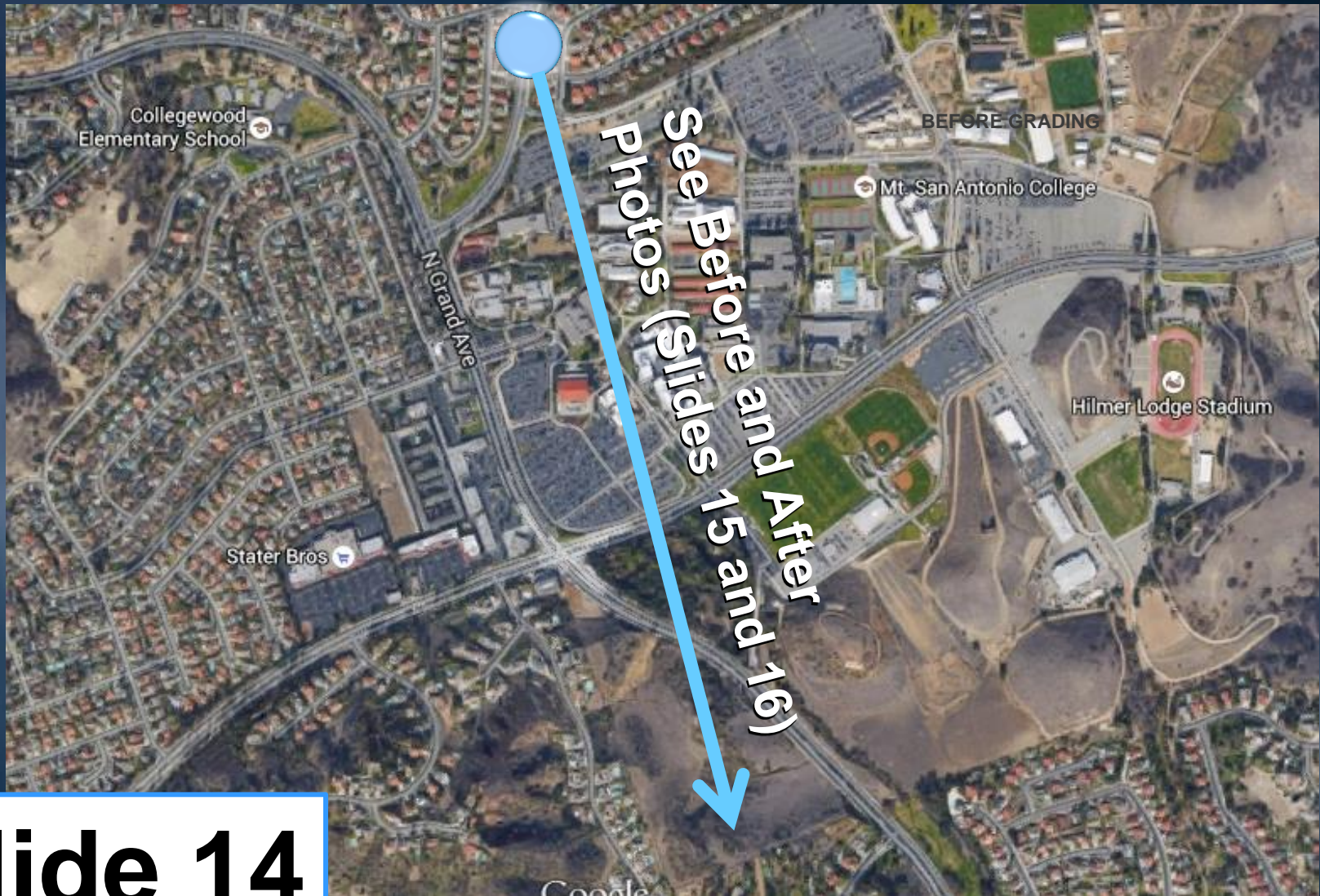
Slide 12

Profile View of Impacted Areas From 20939 Stoddard Wells Road



Slide 13

Line of Sight from Timberline From Mountaineer Road north of Edinger Way



Slide 14

View of Impacted Areas (Before) **From Mountaineer Road north of Edinger Way**

Actual photo toward Solar Plant Site

Slide 15



View of Impacted Areas (After)

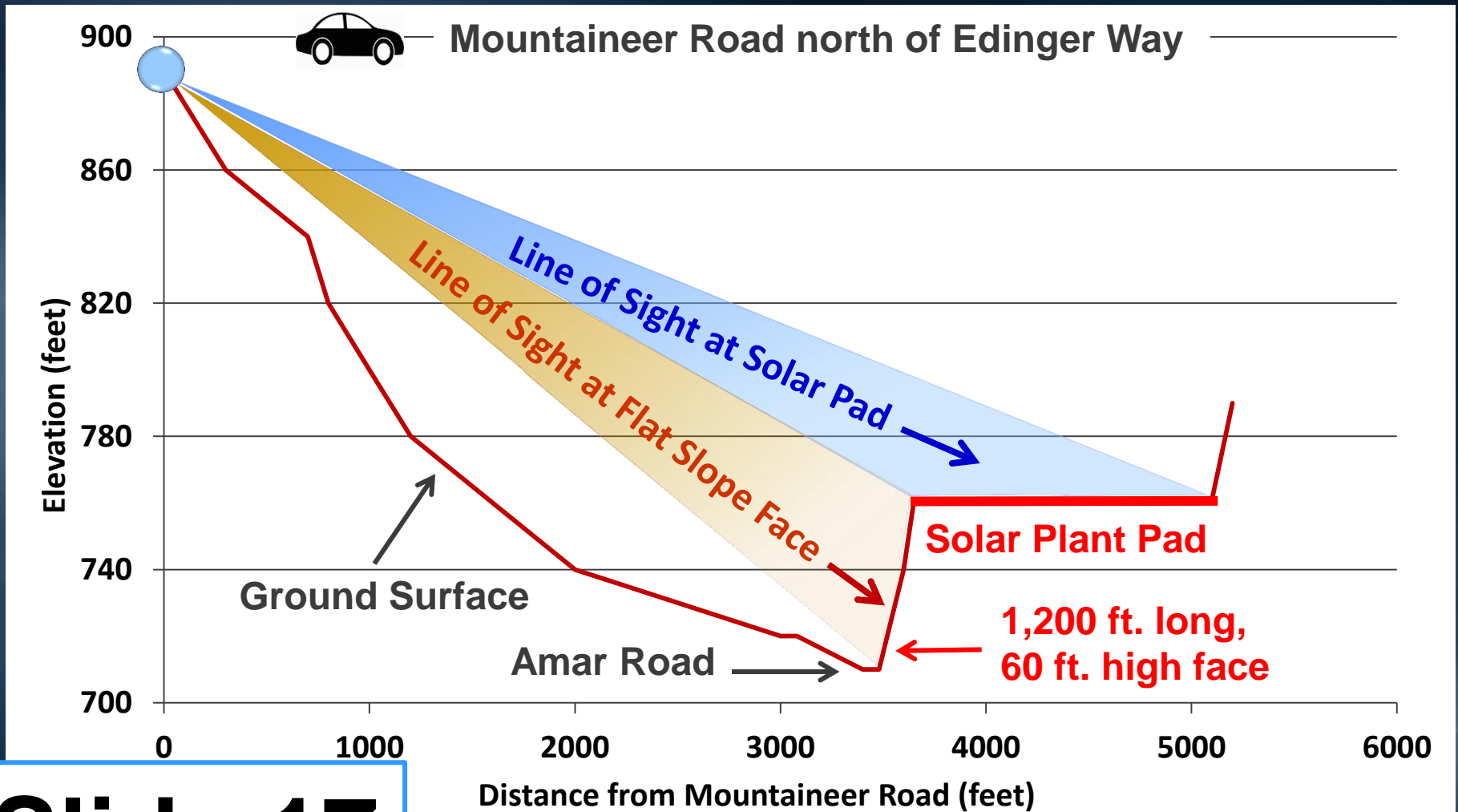
From Mountaineer Road north of Edinger Way



Color overlay of impacted areas

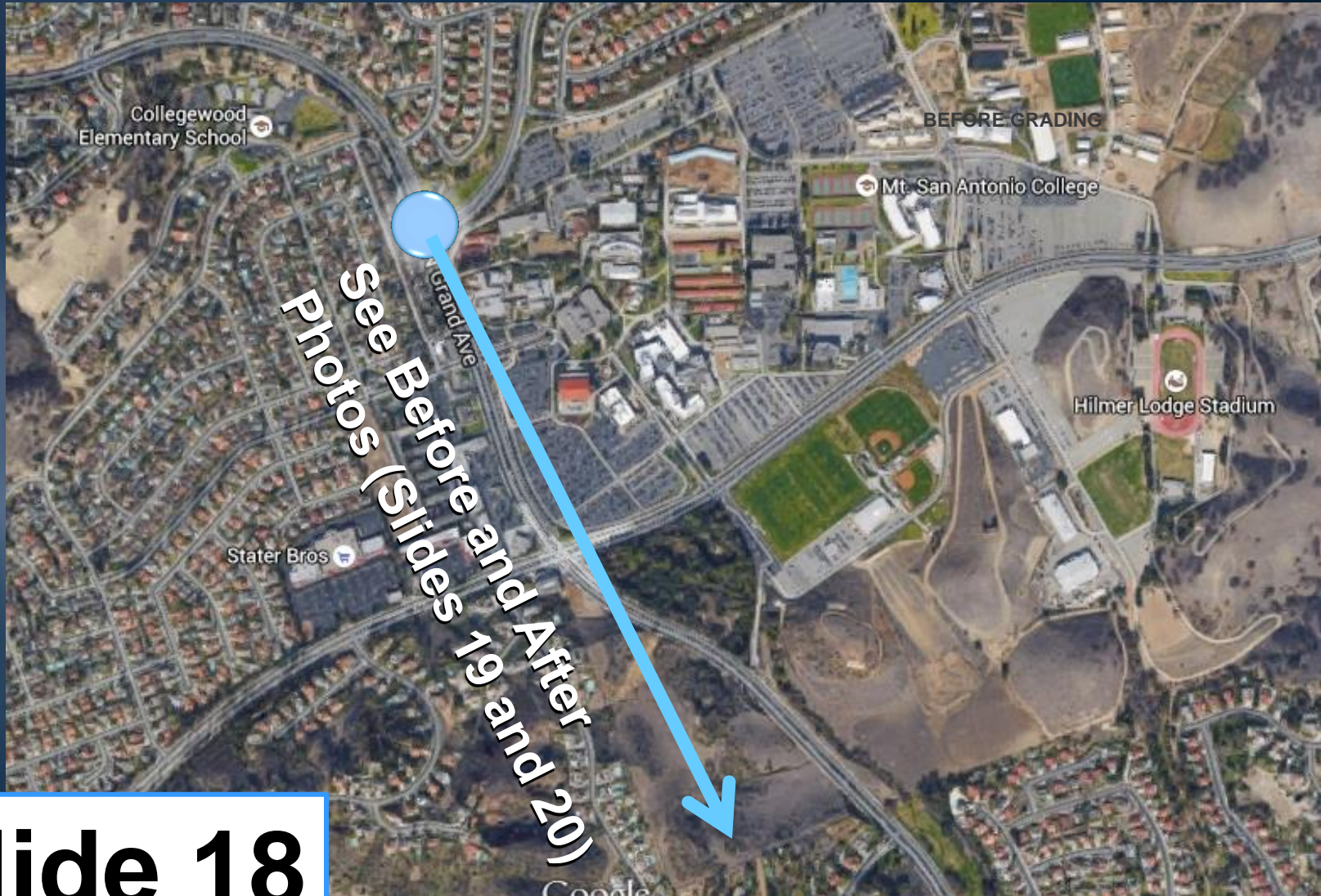
Slide 16

Profile View of Impacted Areas From Mountaineer Road north of Edinger Way



Slide 17

Line of Site from Timberline From Grand Avenue at Mountaineer Road



Slide 18

View of Impacted Areas (Before) From Grand Avenue at Mountaineer Road

Actual photo toward Solar Plant Site

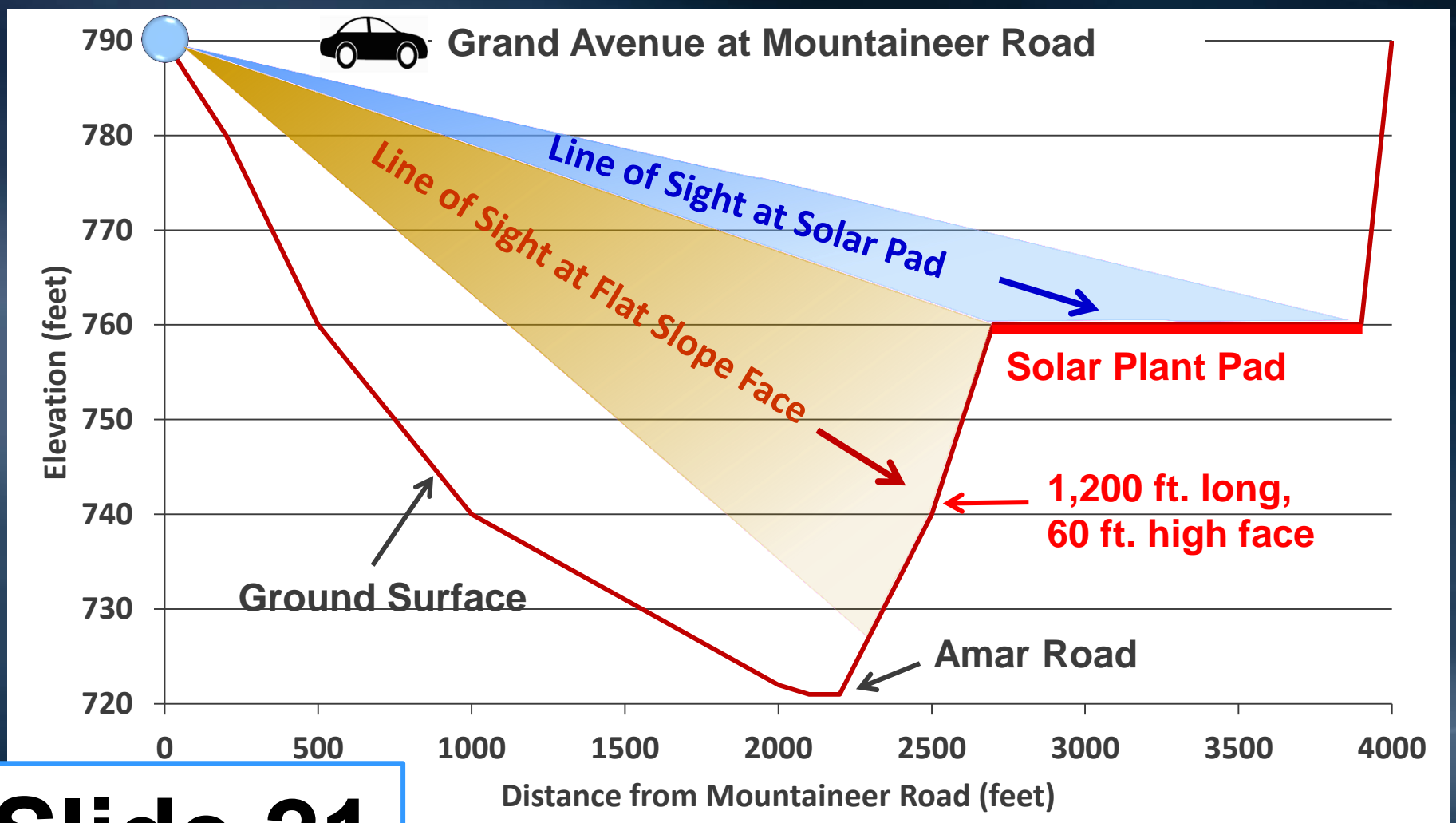
Slide 19

View of Impacted Areas (After) From Grand Avenue at Mountaineer Road



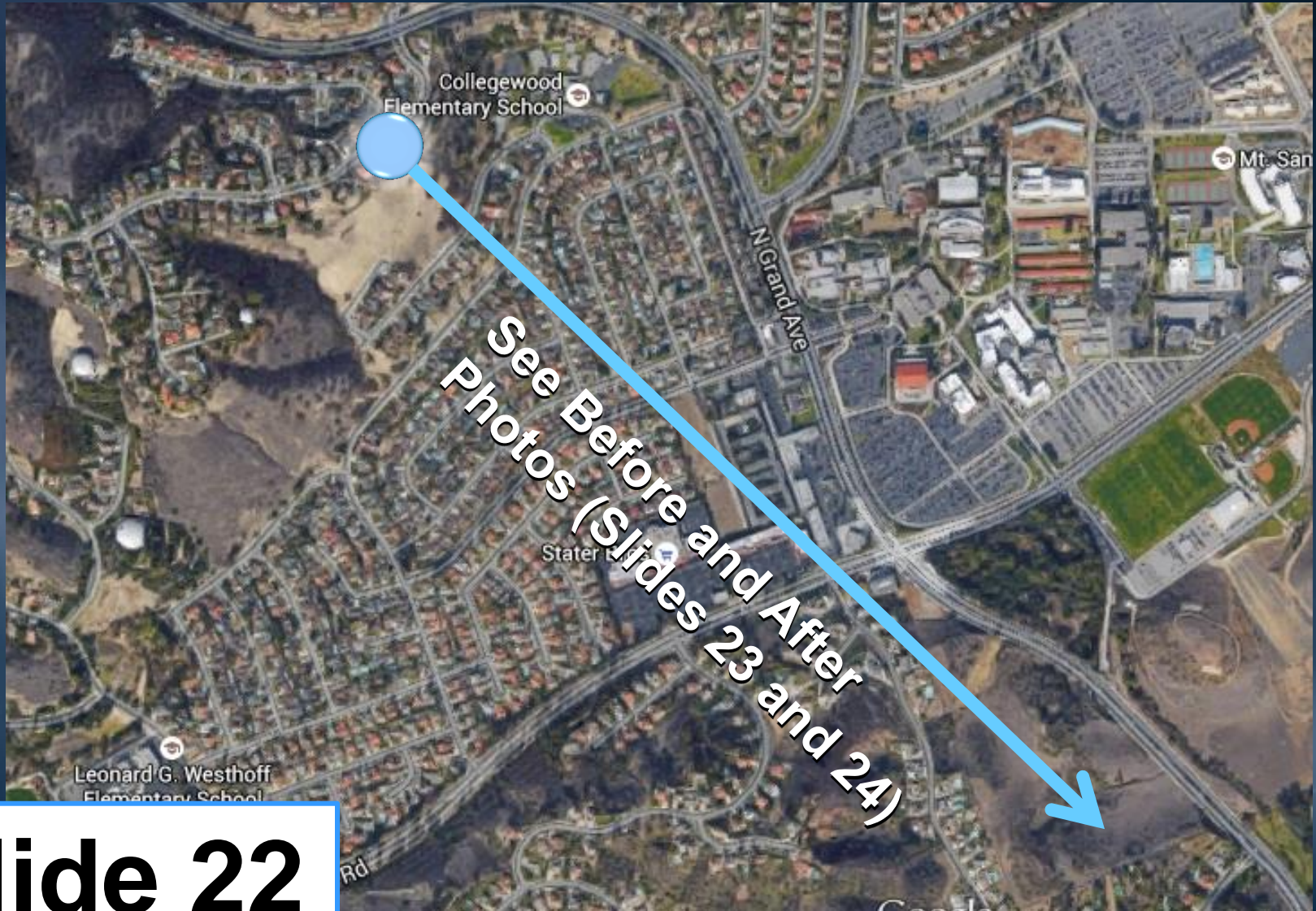
Color overlay of impacted areas

Profile View of Impacted Areas From Grand Avenue at Mountaineer Road



Slide 21

Line of Site from Timberline From 20412 Shadow Mountain Road



Slide 22

View of Impacted Areas (Before) **From 20412 Shadow Mountain Road**



Actual photo toward Solar Plant Site

Slide 23

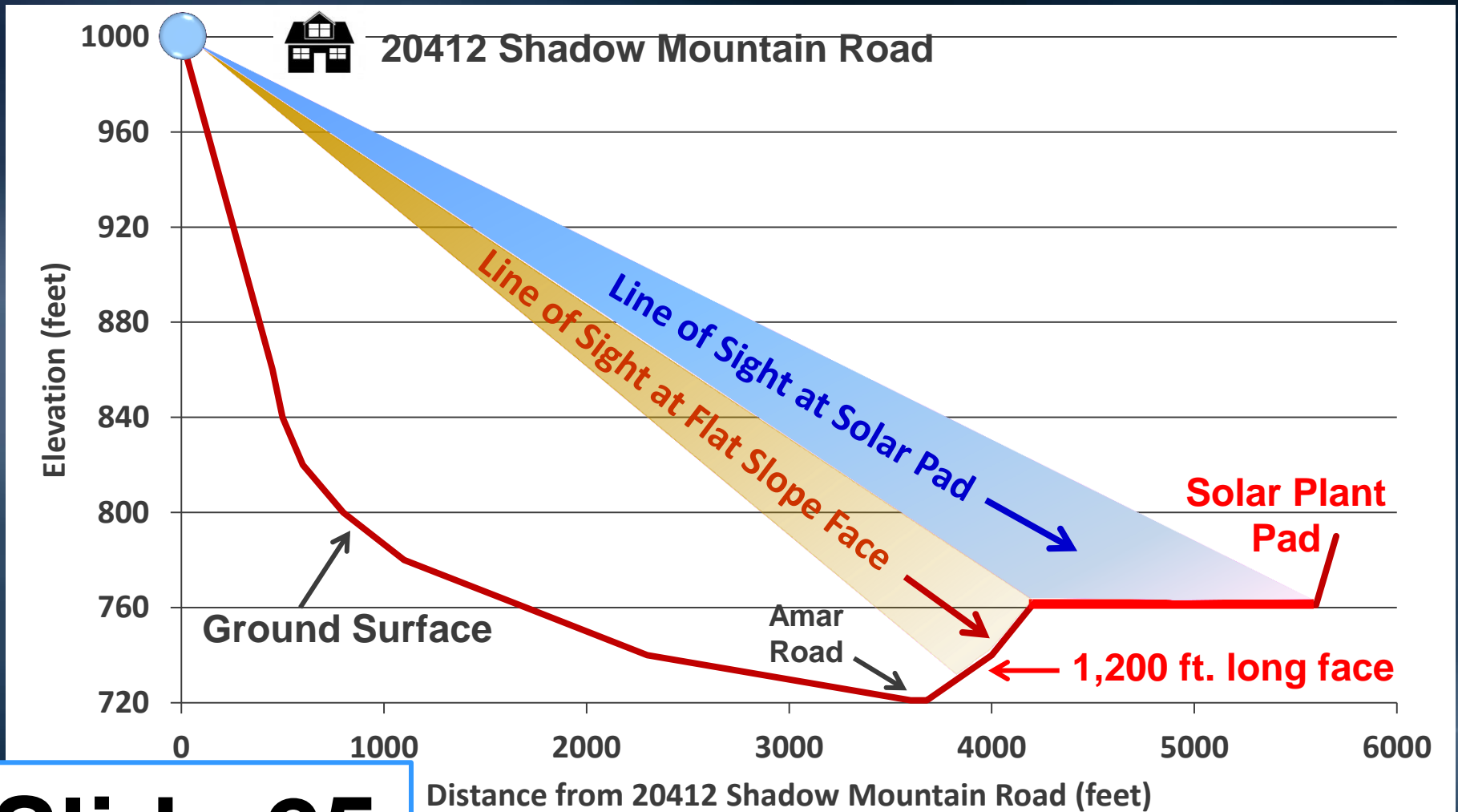
View of Impacted Areas (After) From 20412 Shadow Mountain Road



Color overlay of impacted areas

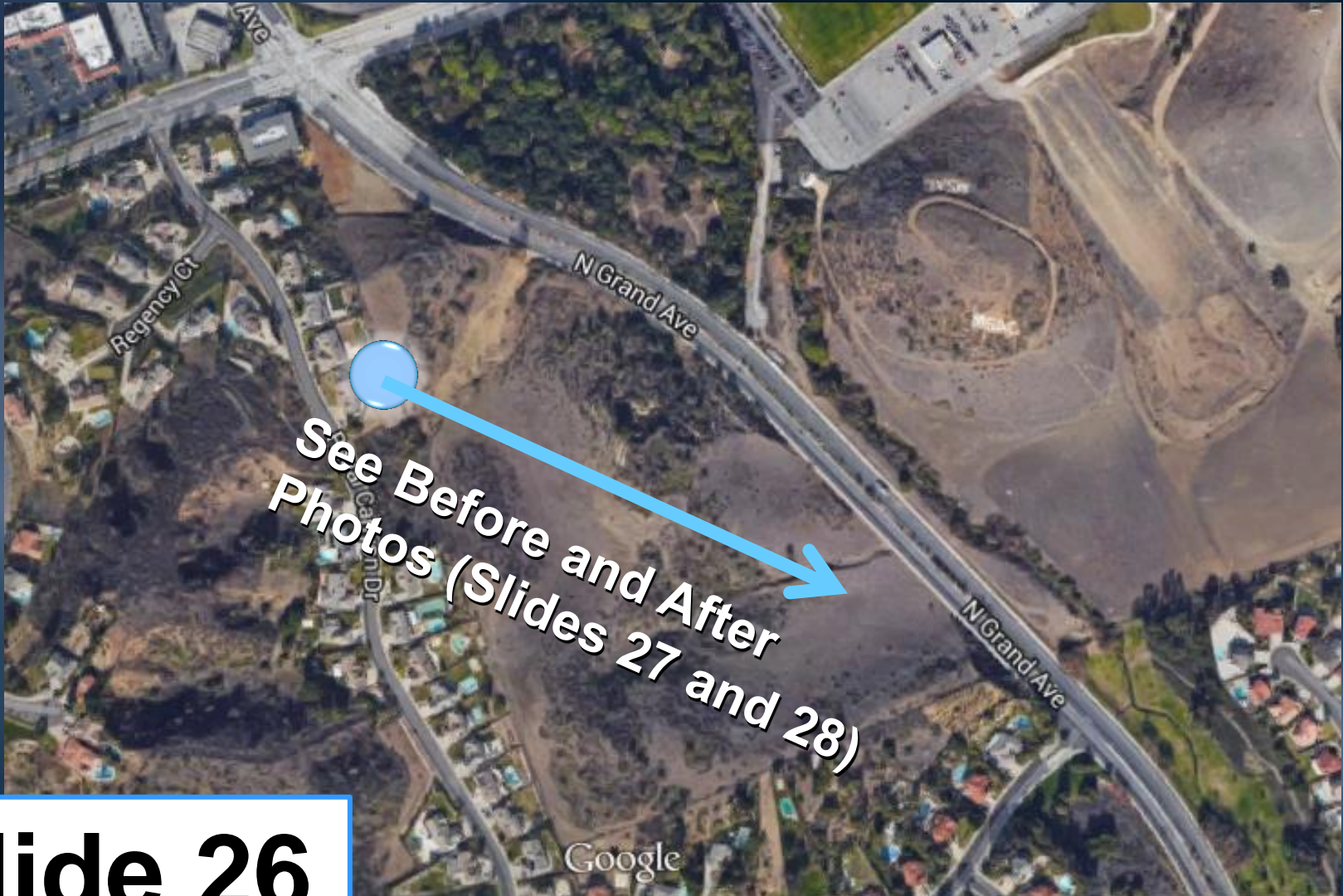
Slide 24

Profile View of Impacted Areas From 20412 Shadow Mountain Road



Slide 25

Line of Site from the Willows From 1030 Regal Canyon Drive



See Before and After
Photos (Slides 27 and 28)

Slide 26

View of Impacted Areas (Before) **From 1030 Regal Canyon Drive**



Actual photo toward Solar Plant Site

Slide 27

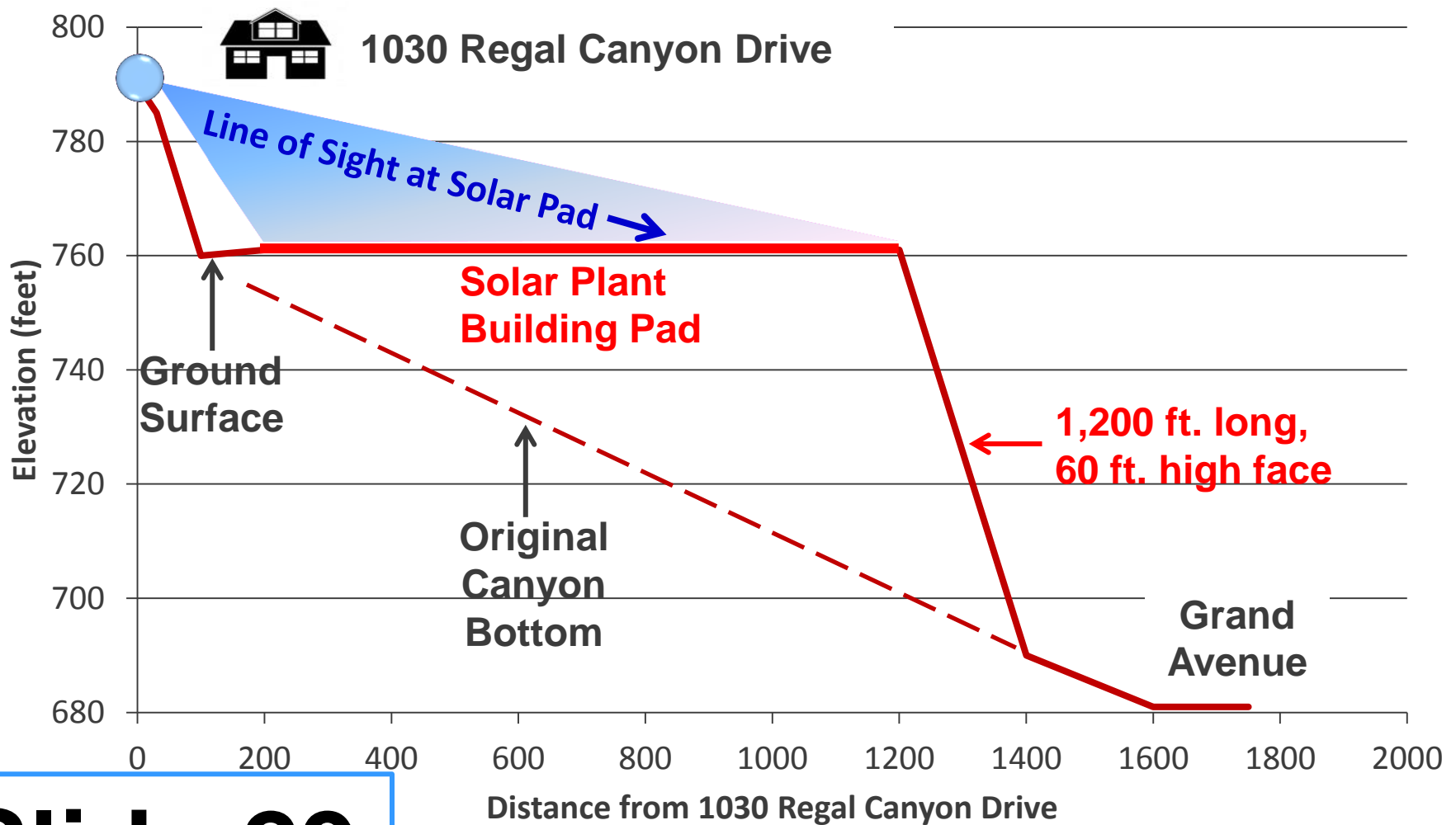
View of Impacted Areas (After) From 1030 Regal Canyon Drive



Color overlay of impacted areas

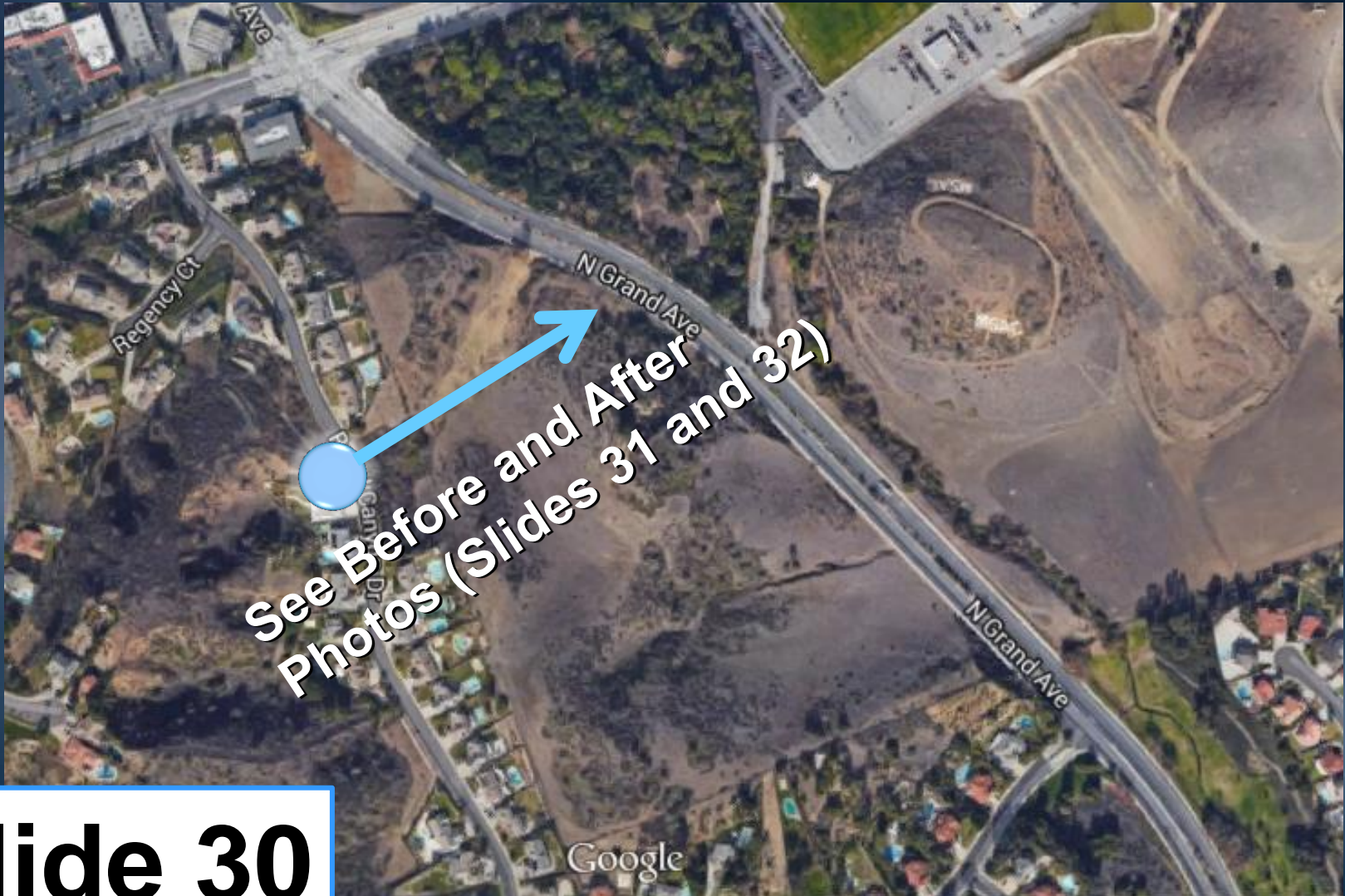
Slide 28

Profile View of Impacted Areas From 1030 Regal Canyon Drive



Slide 29

Line of Sight from the Willows From 1119 Regal Canyon Drive



Slide 30

View of Impacted Areas (Before) **From 1119 Regal Canyon Drive**



Actual photo toward Solar Plant Site

Slide 31

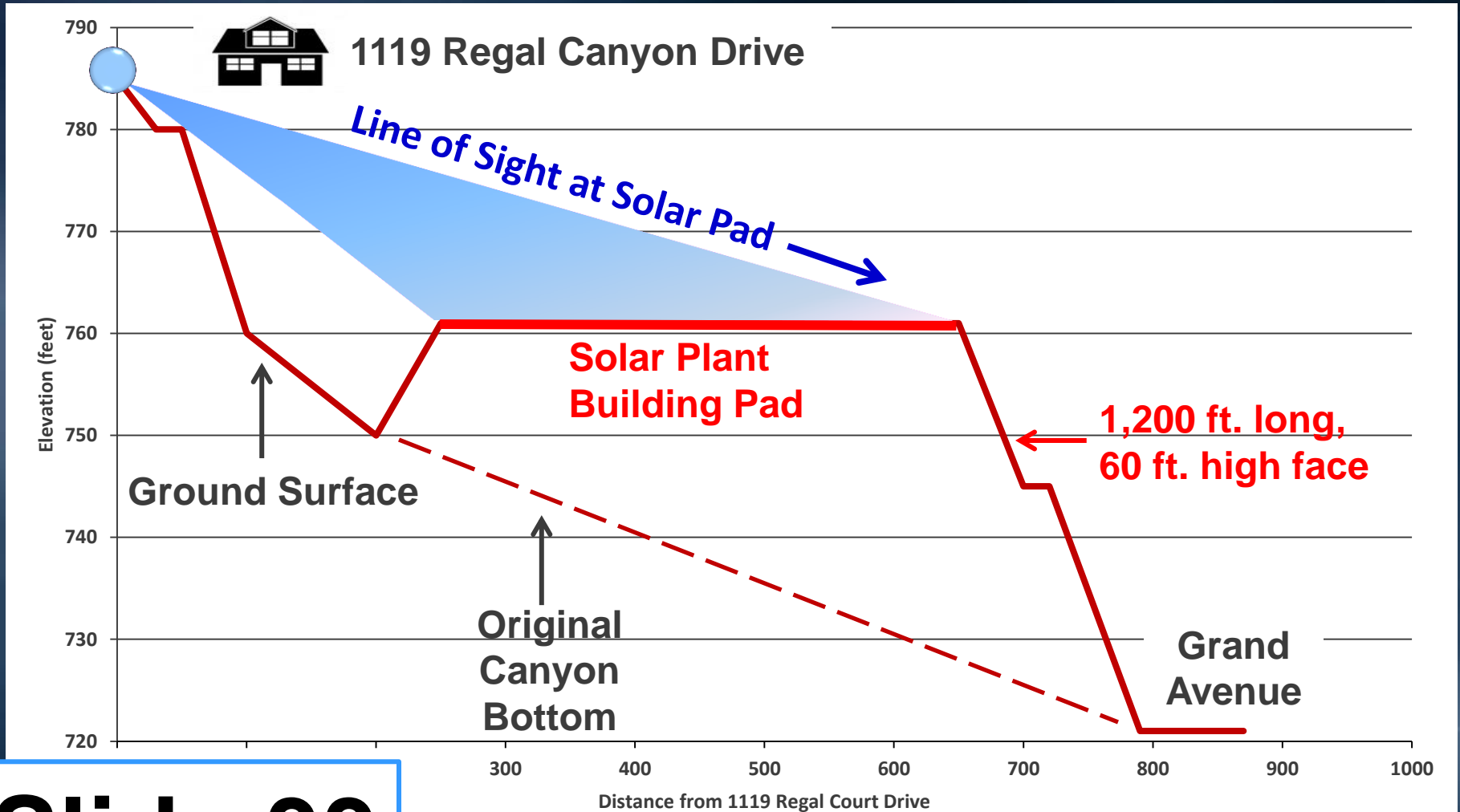
View of Impacted Areas (After) From 1119 Regal Canyon Drive



Color overlay of impacted areas

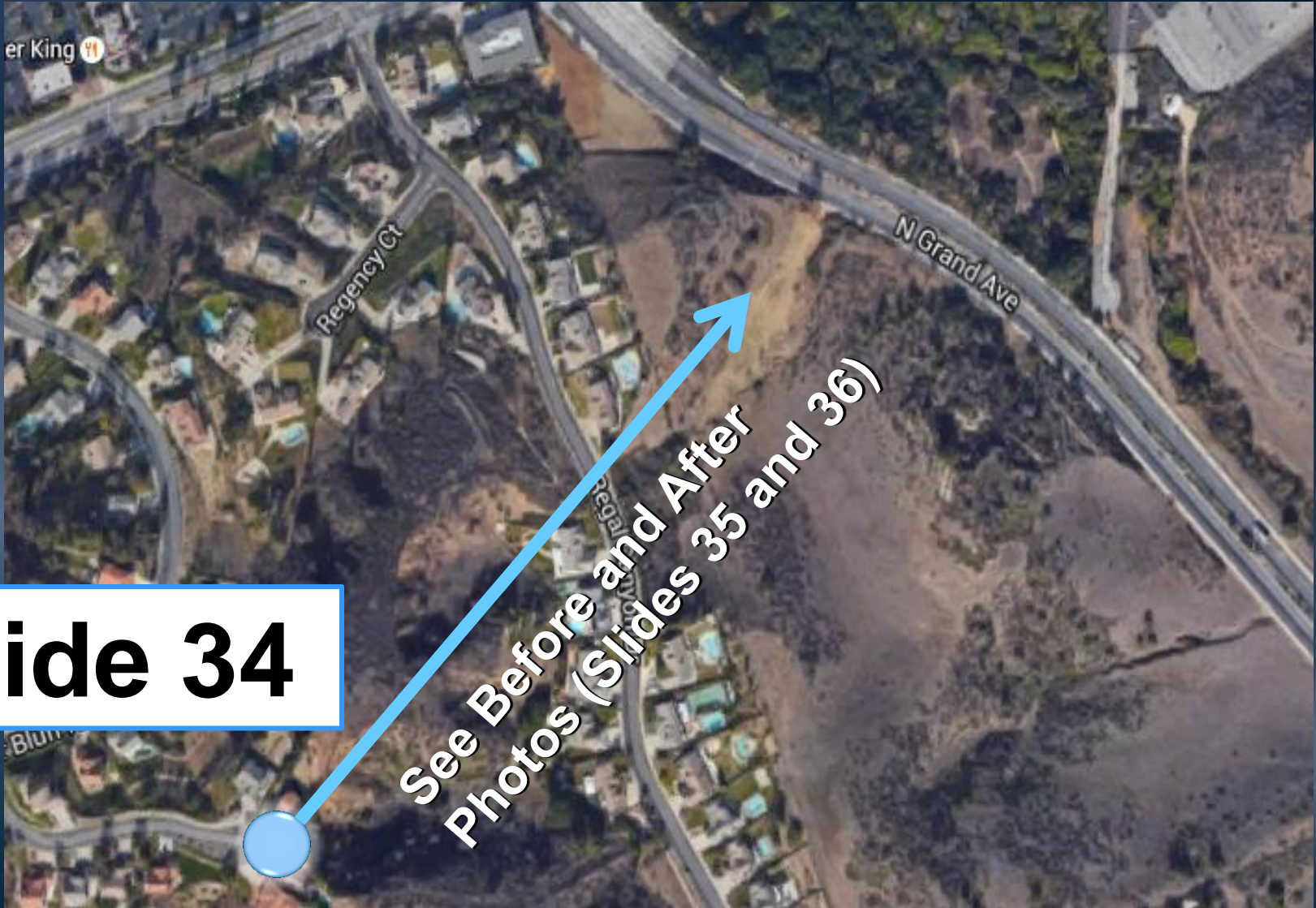
Slide 32

Profile View of Impacted Areas From 1119 Regal Canyon Drive



Slide 33

Line of Sight from the Willows From 20859 E Yellow Feather Drive



Slide 34

View of Impacted Areas (Before) From 20859 Yellow Feather Drive



Actual photo toward Solar Plant Site

Slide 35

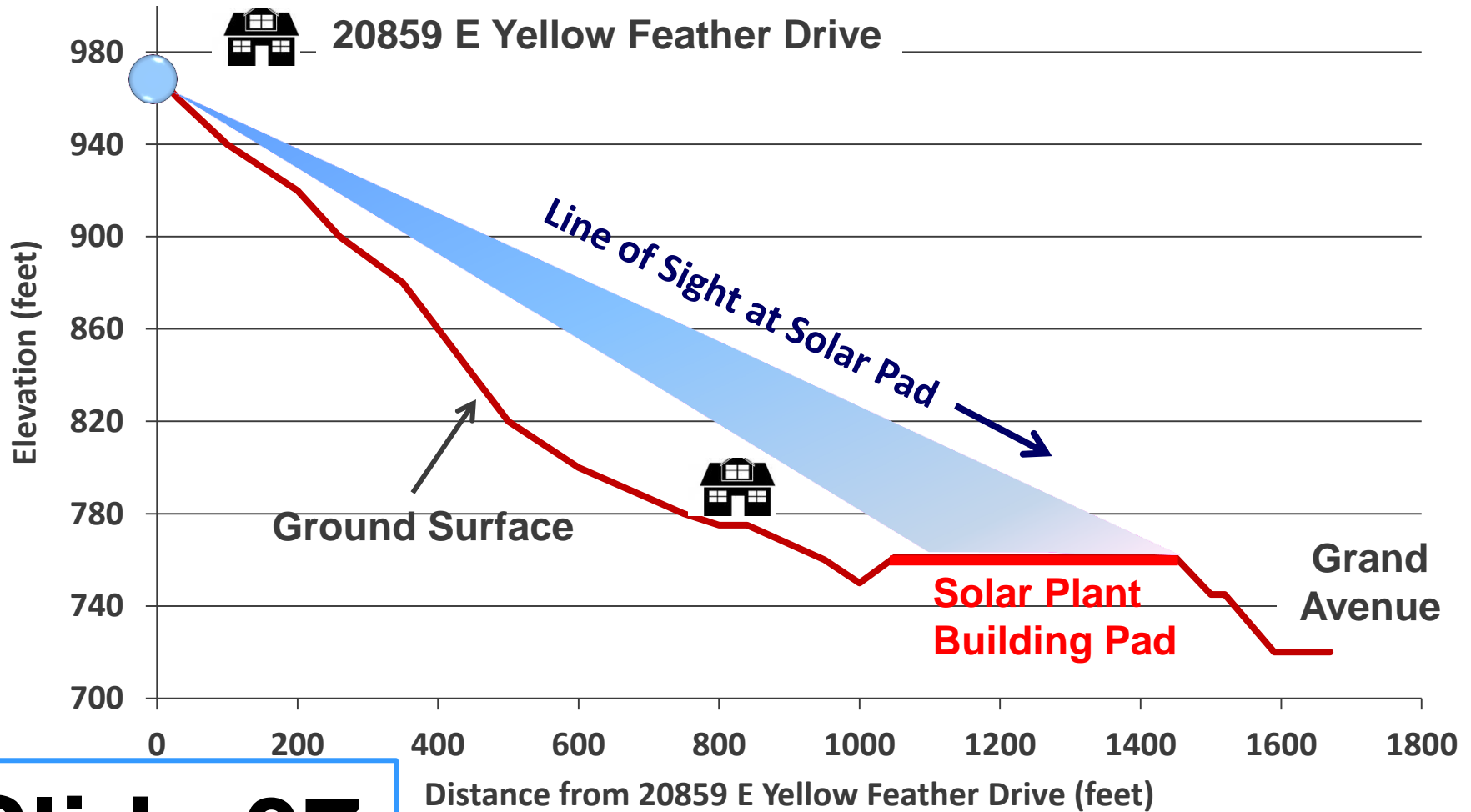
View of Impacted Areas (After) From 20859 Yellow Feather Drive



Color overlay of impacted areas

Slide 36

Profile View of Impacted Area From 20859 Yellow Feather Drive



Slide 37

Line of Site from the Willows

From 911 Regal Canyon Drive



Slide 38

View of Impacted Areas (Before) From 911 Regal Canyon Drive



Actual photo toward Solar Plant Site

Slide 39

View location changed to 911 Regal Canyon due to photo access availability

View of Impacted Areas (After)

From 911 Regal Canyon Drive

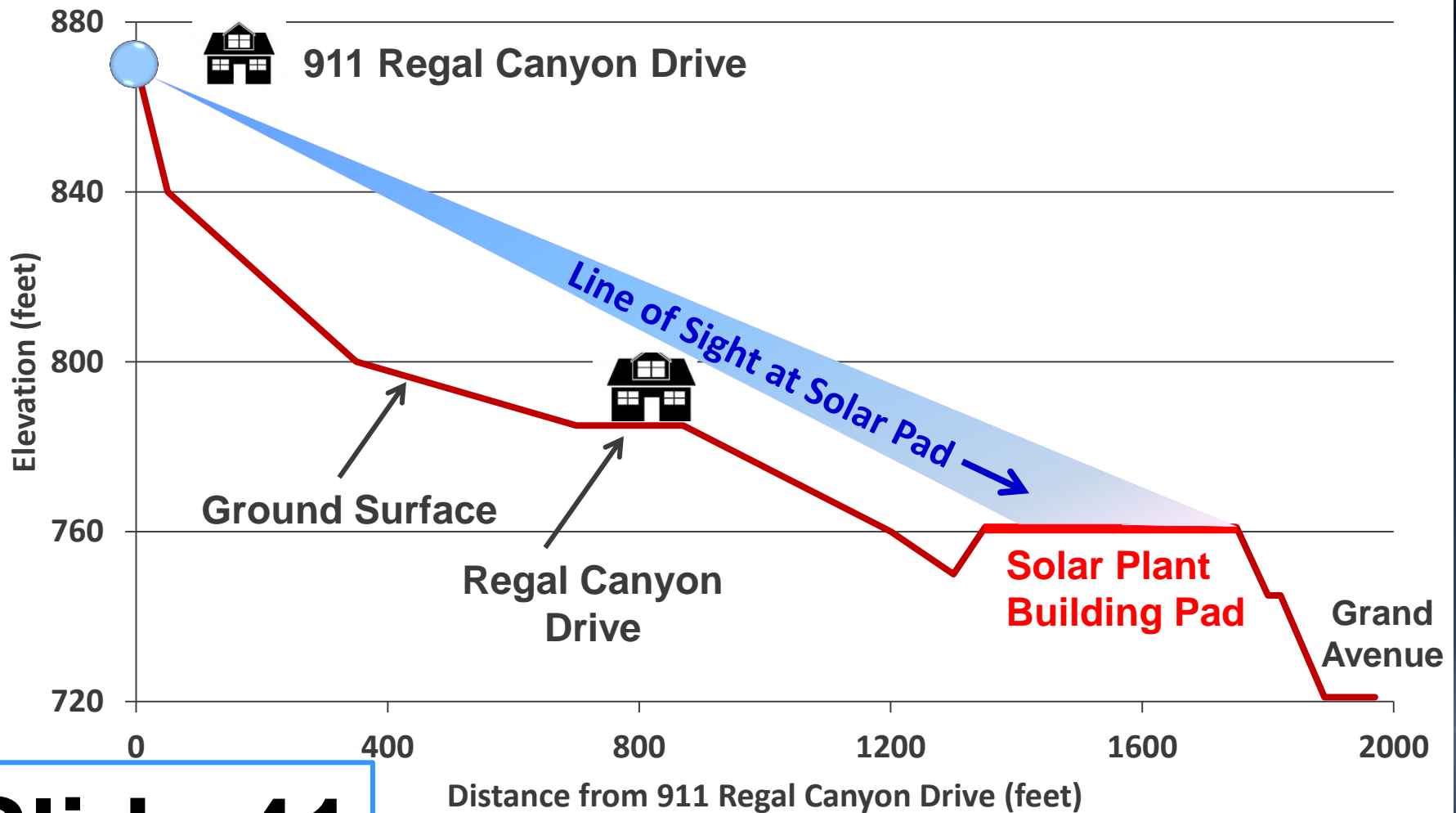


Color overlay of impacted areas

Slide 40

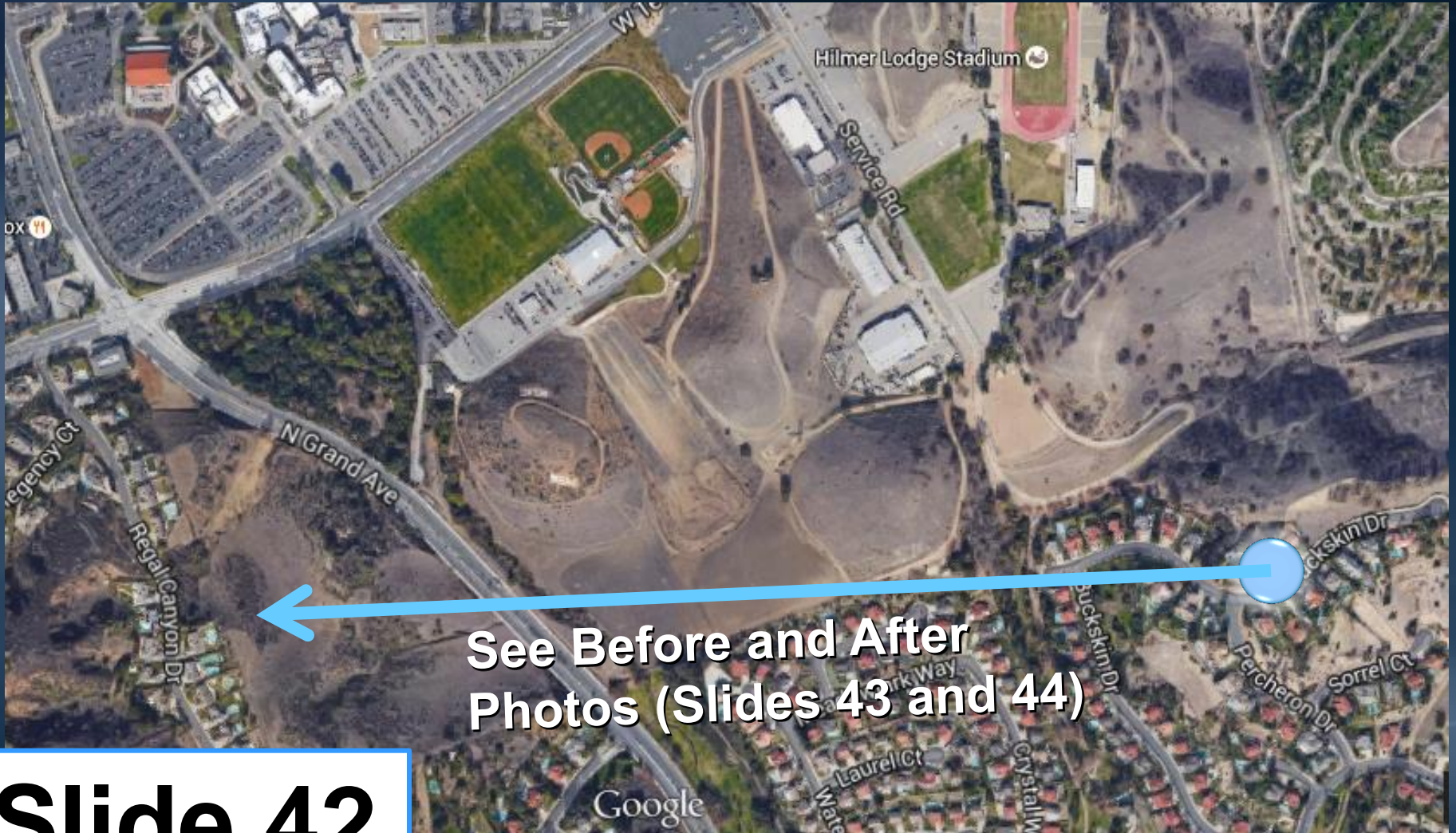
View location changed to 911 Regal Canyon due to photo access availability

Profile View of Impacted Areas From 911 Regal Canyon Drive



Slide 41

Line of Site from Snow Creek From 21775 Buckskin Drive



See Before and After
Photos (Slides 43 and 44)

Slide 42

View of Impacted Areas (Before) **From 21775 Buckskin Drive**



Actual photo toward Solar Plant Site

Slide 43

View of Impacted Areas (After)

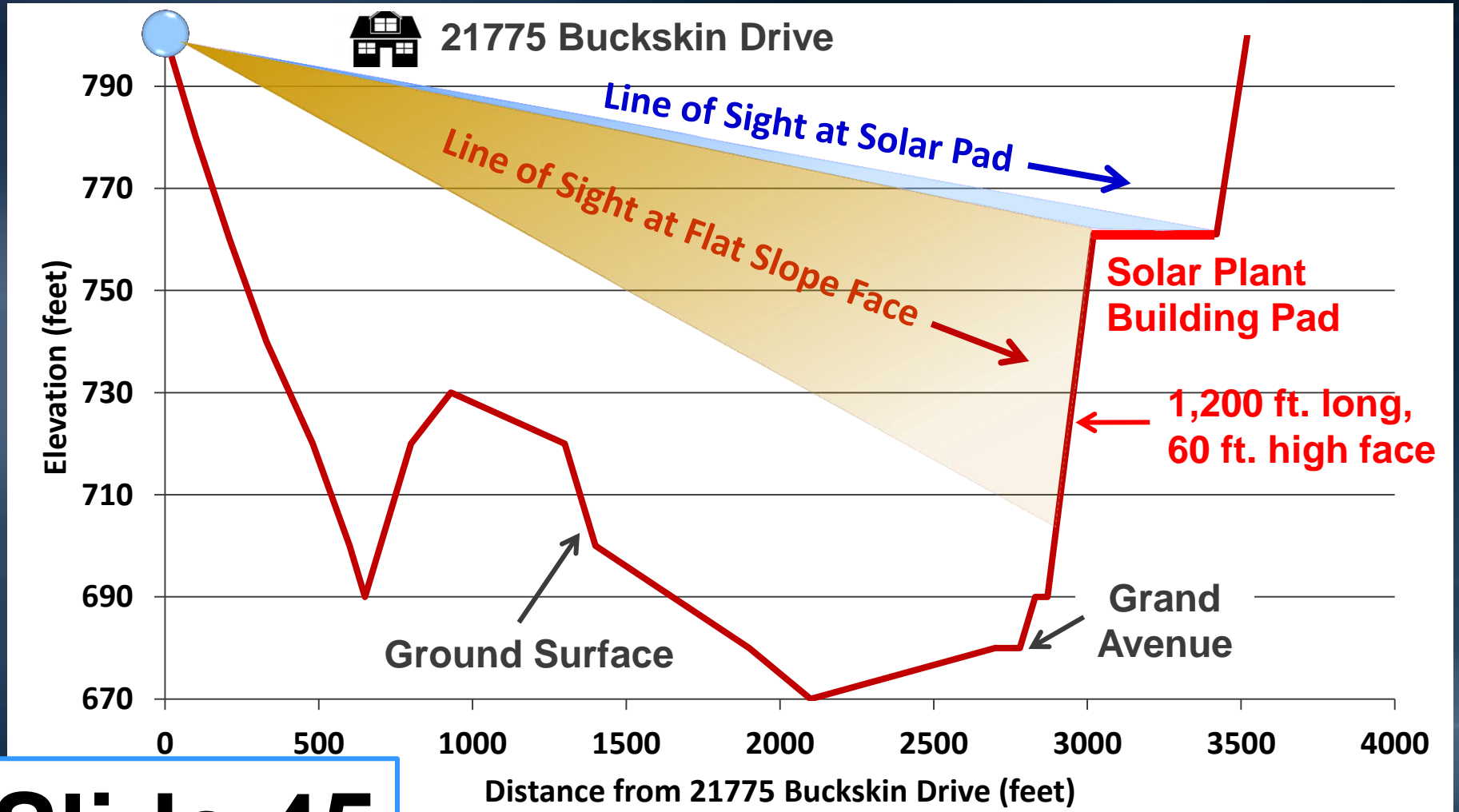
From 21775 Buckskin Drive



Color overlay of impacted areas

Slide 44

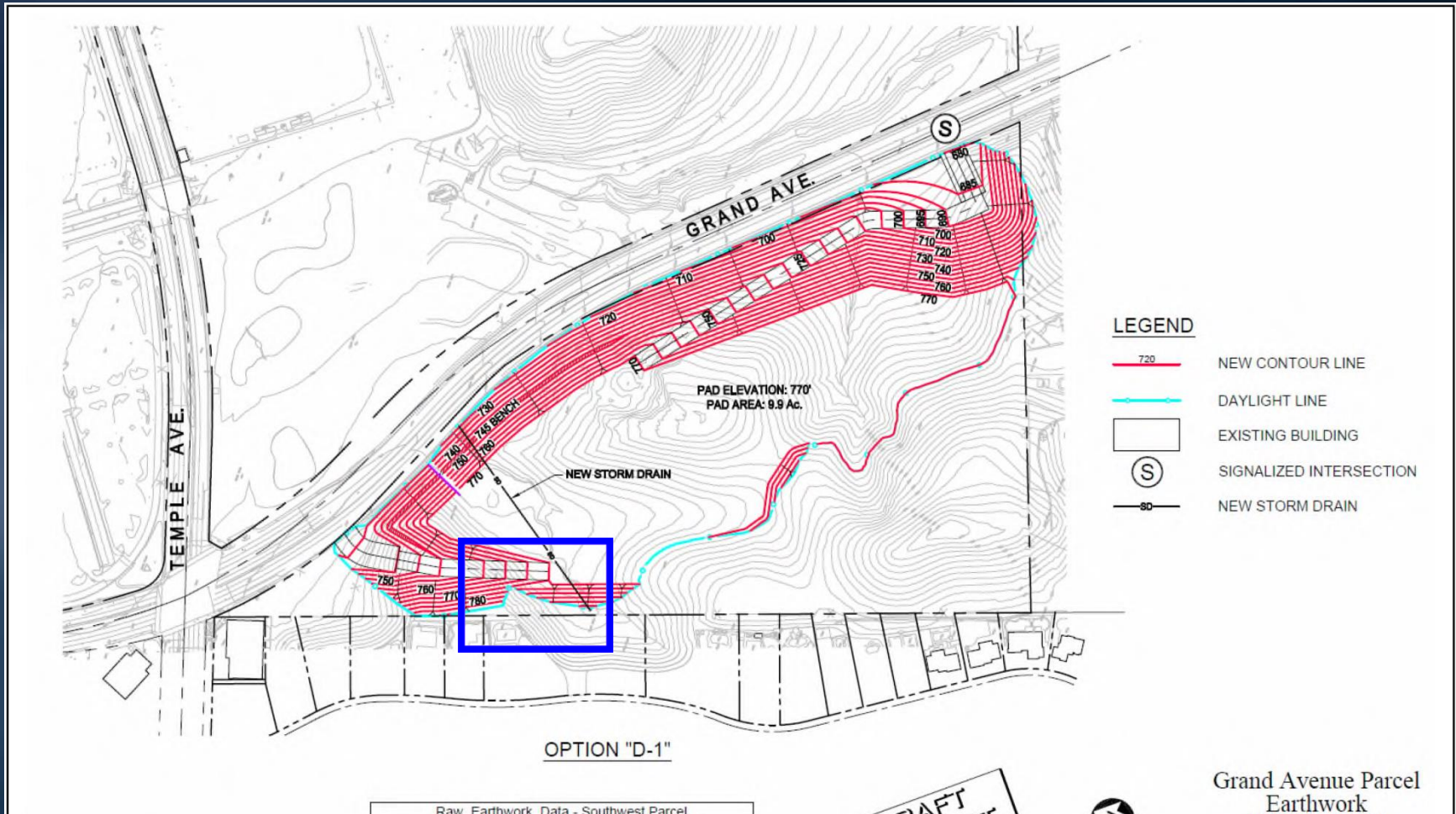
Profile View of Impacted Areas From 21775 Buckskin Drive



Slide 45

Solar Power Plant Grading Plan

Psomas Associates (2011)



Raw Earthwork Data - Southwest Parcel			
Site	Cut	Fill	Net
Grand Avenue Parcel	145,000 CY	406,000 CY	261,000 CY Import
Max Depth (Ft):	52'	70'	

**DRAFT
CONCEPT**

SCALE:
1"=200'

Grand Avenue Parcel
Earthwork
Exhibit "D-1"

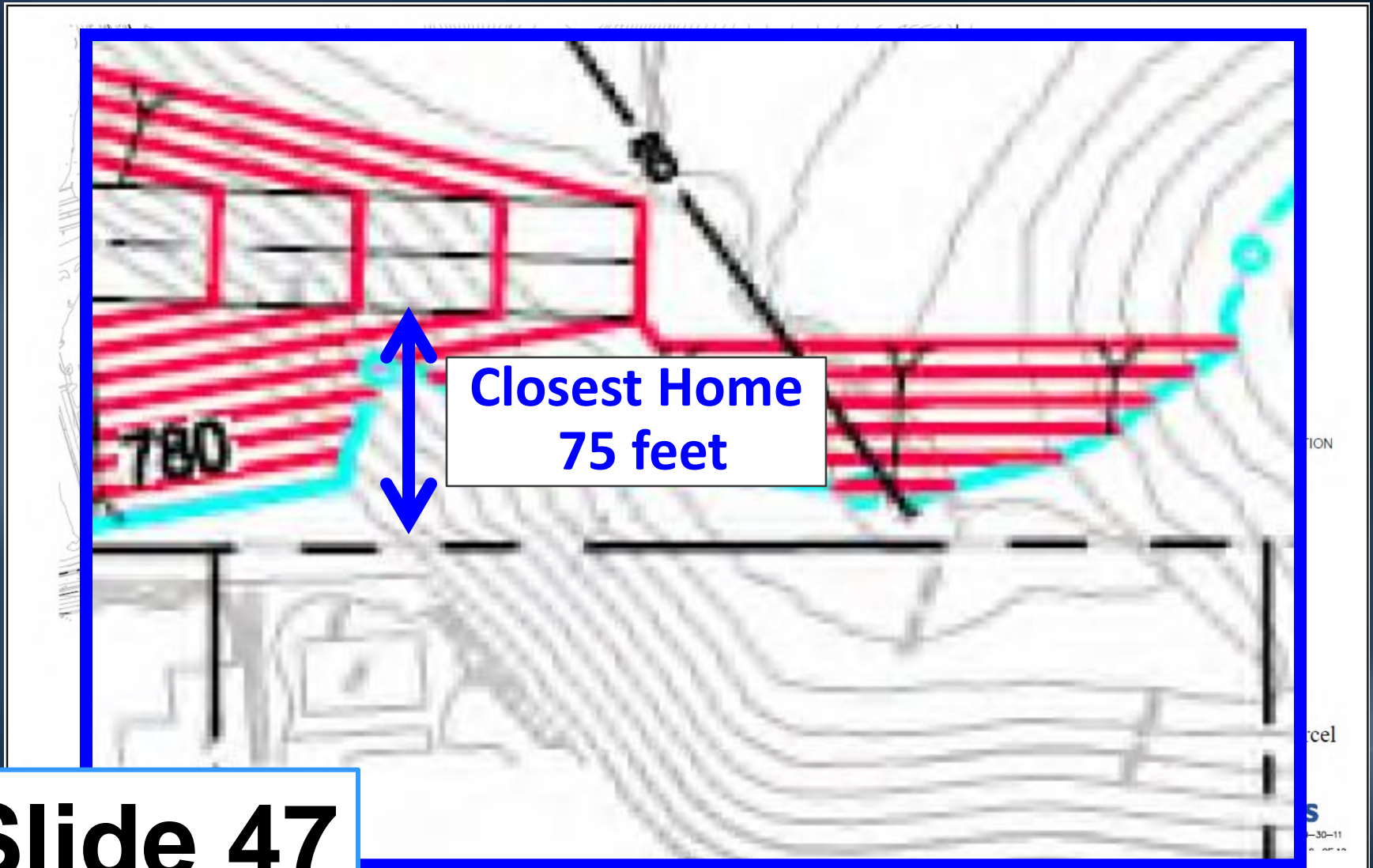
PSOMAS

DATE: 8-19-11 REVISED ON: 9-30-11
JOB No: 1MT5010800

Slide 46

Solar Power Plant Grading Plan

Psomas Associates (2011)



Slide 47

Impacted Views South of 1030 Regal Canyon Drive

BEFORE



AFTER



View From Above

Slide 48

REMARKS BY MANSFIELD COLLINS

I am convinced that the leadership of this Mt Sac does not believe in any involvement or input from Walnut residents. I have not reached this decision hastily. 1. You did not give adequate notice to Walnut residents regarding the industrial solar plant complex you are going to approve tonight. 2. You are using 2 year outdated source material to claim your belief that no conditions have changed. If you had read the 2 year old source material you would know how conditions have changed dramatically. The source material did not include community input or scoping. 3. You cannot answer the following question: What will happen to the hill, the habitat and more importantly the adjacent homes when a catastrophic electrical event happened, because the 2 year old source material didn't analyze that. 4. You have not allowed for sufficient brush clearance between homes and panels or cabling in the event of a fire. 5. You have not studied the effects on the Animal Sanctuary from the industrial solar plant complex. 6. You have not studied how the proximity of the solar plant complex to residential homes might cause unintended electrical power surges or disruptions to their service. 7. You have not developed any emergency evacuation plan for the residents and the intersection of Grand and Amar.

I have made these concerns apart of the record. Heaven forbid that any of them occur. If you are wrong, people may be hurt and injured, homes and property may be damaged, and, you will be responsible for that. All of you will remember this night and have it on your conscience and your record. Please do not tell us you value Walnut residents when your decision is based on your profits, in the form of claimed savings, when more study, research and safety based on current conditions is warranted.

Lastly, your policies have a disproportionate negative impact on the city of Walnut. When the property values go down for the residential homes adjacent to the solar complex, no property values will be go down in your other district areas. What will you do then? You will have created a damage that you will then say is their problem.

Mr. Hall quoted a top 50 cities list that Walnut is on. We earned that ranking and trying to protect it. Mr. Hall now you are attacking the heart and quality of Walnut and that op 50 ranking. You should thank us for offering your students such a high profile safe, clean and beautiful city to take classes in. Instead, you ignore our concerns and your legal obligations.

You will vote with your eyes knowingly blinded, your mind knowingly closed, your ears knowingly covered and your mouths knowingly shut. Why have a Board if Mr. Scroggins has already made the decision and you are expected to follow it?

You represent a symbol of arrogance not humility, bullying and not reasoning.

Mansfield Collins

Fixed

Rush to judgement

*New project:
New Footprint
New CEQA issues*

Sept 16, 2015

Special Meeting Testimony

By Bill Robinson, Voter and resident at Louisa Avenue, West Covina, CA 91790-1346

To be submitted for the administrative record

We appeal to the board to pull back from doing, what you are about to do.

First we need to examine the Environmental Impact report for this half-baked project. Many Walnut voters probably did not realize that they would inherit the traffic congestion, noise, dust and street damage from 25K fully loaded truckloads of Dirt to be rearranged on the MTSAC property.

Instead of siting the project at one of Walnut's busiest intersections and effort must be made to site the project more unobtrusively on the college property. Additionally, siting a PUC regulated energy Utility here doesn't seem to be within the college's mission statement.

But even if we accept this wide stretch of logic, the project site must still be better located.

Commencing this action without further study, will immediate put the college in violation of the state's environmental laws, including The California Environmental Quality Act (CEQA) is a California statute passed in 1970. SEE: opr.ca.gov/docs/lnital_Study_Checklist_Form.pdf Appendix G

Environmental Checklist Form Aesthetics, Biological resources, Land Use and Planning, Noise, and project alternatives et al.

Traffic congestion, frustration and environmental degradation can still be avoided. How much wildlife will be irradiated by the project? And who has studied reflected light blow-back into neighborhood homes and vehicle driver's faces. Produce a study about where all the reflected light will be going. These factors favor a higher elevated site southeast of the stadium has better feasibility.

Solar PV was not defined for voters in measure RR. (Last week's papers showed RR funds included as part of the financing, this phrase since removed).

It appears the board has become a pawn of its own contractor. I'm appalled by the community insensitivity required officially; choosing to mindlessly forge ahead in this high profile location without first examining more palatable unobtrusive alternatives. The regional disruption avoided by locating elsewhere would be equivalent to avoiding an Air Force Cruise-missile-airstrike imposed upon this community by this plan by tonight's unfavorable board action. There must be a better way.

glare issue

South east of the Stadium exists an undeveloped parcel that would require less dirt movement and since it is adjacent to Cal Poly--Spadra landfill energy projects. It thus might attract the neighboring colleges support, and financial participation in exchange for some project production benefits. The project might even be able to be scaled up a bit providing more benefits for the larger community and Cal Poly in this better scenario. This more unobtrusive project might even be more successful than the current plan. Obviously, application of more independent, critical thinking skills be applied before action is taken.

A massive eye sore to Walnut at one of the busiest traffic intersections in the city will be avoided by relocation. Clearly incompatible with zoning laws in the immediately vicinity the project's neighbors will suffer and moreover, substantially degrading valuation of much of the surrounding real estate.

A better site-location exists for the project at the boundary of MTSAC with Cal Poly University. Maybe even straddling the property line will allow financial participation and sharing the energy with Cal Poly and result in a win-win situation for both institutions, a quicker payback time, more efficiency and power production from a larger scale project.

This location would be far less obtrusive, and less visual and negative environmental impact.

The site change will result in more efficient, financially affordable, and environmentally adaptable site. **There must be a better way**, but this plan will never be found unless we continue to seek a better located site-plan.

Please, turn around, we appeal to the board to pull back from doing, what you are about to do. Do not violate CEQA and local Zoning ordinances. Let's take another look.

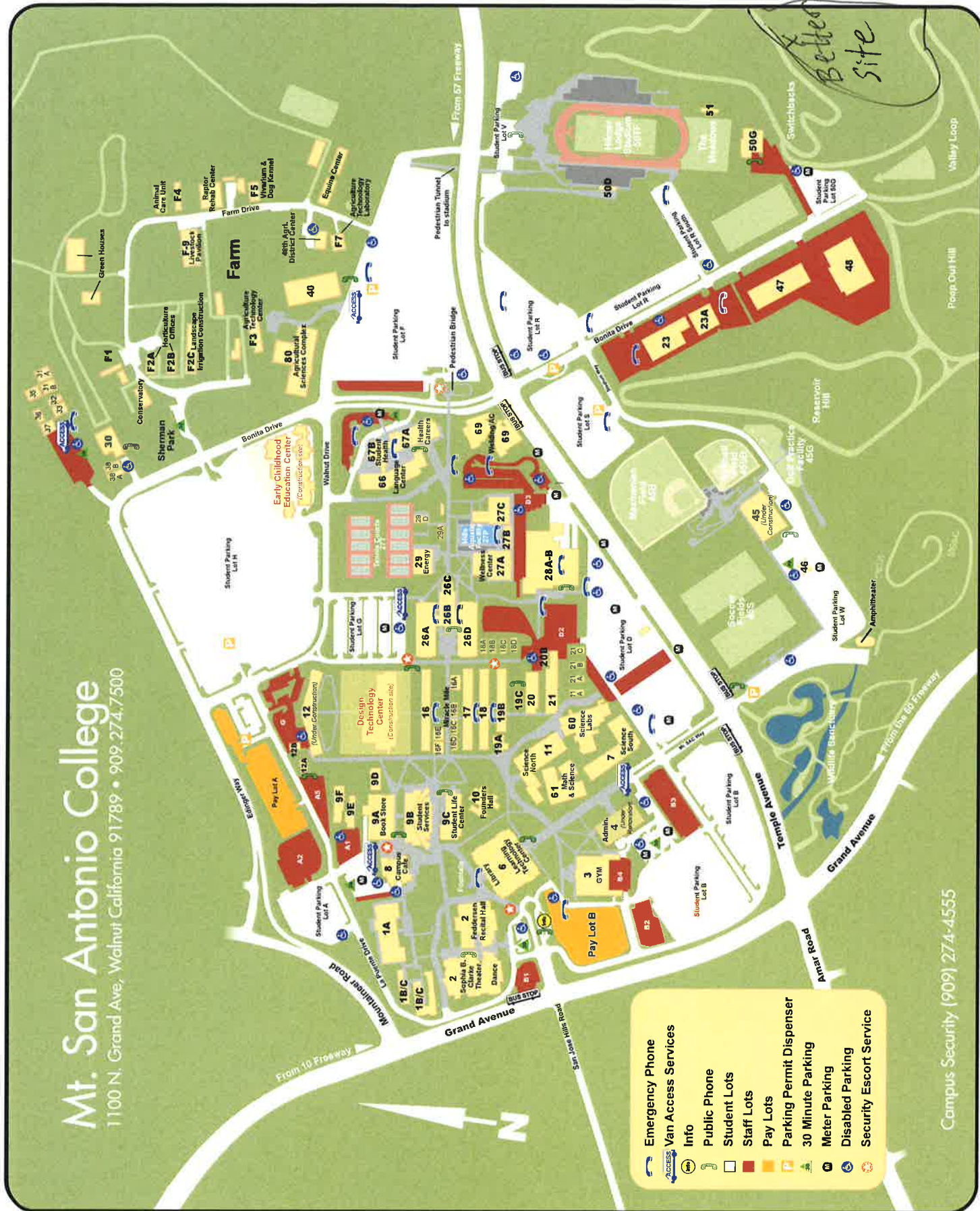
Bill Robinson/ West Covina resident....

Bill

ATTACHMENT

Mt. San Antonio College

1100 N. Grand Ave., Walnut California 91789 • 909-274-7500



Emergency Phone
Van Access Services
Info
Public Phone
Student Lots
Staff Lots
Pay Lots
Parking Permit Dispenser
30 Minute Parking
Meter Parking
Disabled Parking
Security Escort Service

Campus Security (909) 274-4555

WHEREAS, on August 26, 2015, the College published a two-week notice of a public hearing at which the College would consider the Energy Project and make findings as required under Government Code Section 4217.16; and

WHEREAS, the Board finds that, although the Energy Project could have significant effects on the environment, because all potentially significant effects have been analyzed in the 2012 Master Plan EIR (SCH 2002041161) pursuant to applicable standards and have been avoided or mitigated pursuant to the 2012 Master Plan EIR, including mitigation measures that were adopted in the 2012 Mitigation Monitoring Program that are applicable to the project, no additional environmental analysis is required under CEQA;

NOW THEREFORE, BE IT RESOLVED that the Board of Trustees of the Mt. San Antonio Community College District (Board) hereby finds, determines, declares, and resolves as follows:

Section 1. Recitals. The Board hereby finds and determines that all the above recitals are true and correct.

Section 2. Notice of Public Hearing. This resolution is adopted following a public hearing at a regularly scheduled meeting of the Board for which a minimum of two weeks public notice has been duly given pursuant to Government Code § 4217.12(a).

Section 3. No EIR Required. Based upon the Agenda Report and the referenced documents therein, the facts developed at the public hearing, the Contracts, and the administrative record as a whole, there are no substantial changes in the Energy Project, no substantial changes in the circumstances under which the Energy Project is undertaken, and no new significant information of substantial importance exists that would cause a new significant environmental impact or substantially increase the severity of a previously identified significant environmental impact by the Energy Project, and thus, no further environmental impact report or CEQA clearance is required.

Section 4. Cost Benefit. Based upon the Agenda Report, the facts developed at the public hearing, the Contracts, and the administrative record as a whole, pursuant to Government Code §4217.12(a)(1), the Board hereby finds that the anticipated cost to the College for electrical energy under the Contracts will be less than the anticipated marginal costs to the College of thermal, electrical, or other energy that would have been consumed by the College in the absence of such purchases under the Contracts.

Section 5. No Facility Ground Lease. The College is not entering into a facility ground lease for the Energy Project, and the findings otherwise required in Government Code §4217.12(a)(2) are inapplicable.

Section 6. Best Interests. Based upon the Agenda Report, the facts developed at the public hearing, the Contracts, and the administrative record as a whole, it is in the best interests of the College to enter into the Contracts.

Section 7. Authority to Take All Actions Necessary. The College President or his designee is authorized to do all things that are necessary to give effect to and comply with the terms and intent of this Resolution including, but not limited to, the finalization and execution of the Contracts with Borrego Solar Systems, Inc. of San Diego, California. The College President may designate and delegate to other College management personnel, as deemed necessary, tasks associated with the negotiating, drafting, and/or preparing the Contracts and any related documents.

Section 8. Effect. This Resolution shall take effect immediately upon its passage.

PASSED and ADOPTED this 16th day of September 2015, by the Board of Trustees of the Mt. San Antonio Community College District of the County of Los Angeles, State of California, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

★ Check Barrege financieros

This is to certify that this is a true and correct copy of the resolution as adopted and approved at a regular meeting of the Board of Trustees of the Mt. San Antonio Community College District.

William T. Scroggins
College President & CEO and
Secretary to the Board of Trustees
Mt. San Antonio Community College District

★ Lowest value land potential should be used for ALL Solar farms

Notes: • Is this parcel the lowest value potential

• ~~Is Edison approved~~

★ • Is energy storage included

★ • What other potential sites were investigated such as County Spadra or private? BKK

★ • What long term property tax ~~studies~~ studies were taken

• Where do project funds come from - Bonds? approved use

★ • Are low glare panels gated

★ • Are newest higher energy panels gated

★ • Are ~~Reflection~~ reflection barriers provided in plans

Objection to the Solar Generation Plant (Farm)

Dr. Hassan Sassi, PE, SECB

hsassi2010@gmail.com

Presented to the Mt. SAC Board of Trustees

Special BOT Meeting of September 16, 2015

A) Objection to the November 2013 presentation on Solar options:

1) Site Specific Conditions;

The carport scenario would not require larger concrete footings; the opposite is true that the ground mounted PV system on the west parcel will require larger reinforced concrete foundation system due to the elevation/wind uplift exerted on the panels and the foundation. Therefore the estimate of \$500,000 is not credible from a structural engineering point of view.

<http://www.mtsac.edu/president/Solar%20Power%20Options.pdf>

2) The earthwork needed for the west parcel per college estimates is at least 250,000 cubic yards of soil to grade the lot; on the other hand there is minimal amount of excavation needed to install canopies on flat surface parking.

B) Objection to the November 2013 Financial Summary (see link above):

1) In coming with a comparable for total cost for each of the three options, staff used the Cost per Watt of \$4.20 (without costs of site specific conditions) for the West parcel but the Cost per Watt of \$5.85 (with the site specific conditions) for the Car Port option. That is like comparing apples to oranges. For an accurate comparison that would reflect the actual total costs, both options should be calculated by multiplying Cost per Watt with site specific conditions by total estimated outcome of energy.

The West parcel Total Cost would be $\$5.72 \times 2,000,000 = \$11,400,000$.

Carport Total Cost would be $\$6.72 \times 1,500,000 = \$10,080,000$

As you can see the Carport option Total Cost \$10,080,000 is comparable because there is a five year additional construction cost escalation imbedded. If you remove that escalation or reduce it to one or two years, the Carport option would most likely be equal or very close to the cost of the West ground parcel.

- 2) Per staff the estimated initial service date for the 1.5 MW Solar carport's scenario is 2021. That was based on making the carport project a future project. However, if there is a decision to choose the carport option rather than the West Parcel, the construction cost escalation would be reduced substantially allowing for use of prop 39 and incentive funds.

- C) I am including for your review a link to www.solarelectricsupply.com for cost analysis of the different types of installations. Please take the time to verify for yourself that the difference between the various installations is more dependent on the Site specific conditions. That the statement by facility director Gary Nellesen at the Mt. SAC Sustainable Committee Meeting of 5-24-2013, that the cost of putting solar panels on the roof top of a building is about 3 times higher than putting solar panels on unused land is without any scientific foundation.
<http://www.mtsac.edu/sustainability/Minutes%205-25-2013.pdf>

Concluding remarks:

I encourage the board of trustees to have another look at every cost estimate, every conclusion and every recommendation that was submitted to them, since they were based on wrong calculations, or misstatements. Please see the Table following with more revised financial summary estimates.

I also encourage you to read the provided information and vote your conscious.

Losing an incentive of a million dollar is not like losing a whole community for the life of the project.

References:

- 1) November 2013 Mt Sac BOT meeting "Solar Power Options for Mt. San Antonio College"
<http://www.mtsac.edu/president/Solar%20Power%20Options.pdf>
- 2) Minutes of Mt. SAC Sustainable Committee Meeting 5-24-2013 <http://www.mtsac.edu/sustainability/Minutes%205-25-2013.pdf>
- 3) "Fact Sheet" Mt. SAC Photovoltaic System, distributed at the 9/9 Open House, attached
- 4) Roofs, Parking Lots Alone Enough to Power California with Solar, www.climatecrocks.com

- 5) www.nature.com
- 6) Environmental Impacts of Utility-Scale Solar Energy, Rebecca R. Hernandez, www.rebeccarhernandez.com
- 7) Cost Analysis of Solar Panels, www.solarelectricsupply.com

Revised Financial Summary

Cost Basis	2MW	1.5 MW	0.33 MW Structure
Total Cost Per Watt	\$5.70	\$6.72	\$10.09
Total Cost	\$11,400,000	\$10,080,000	\$3,329,700
Utility Incentives	(\$1,100,000)	(\$825,000)	(\$363,000)
Prop 39 Funds	(\$1,050,000)	(\$1,050,000)	(\$1,050,000)
Net Cost	\$9,250,000	\$8,205,000	\$1,916,700
Initial Service Year	2016	2016	N/A
First Year Savings	TBD	TBD	N/A
NPV Savings	TBD	TBD	N/A
ROI	TBD	TBD	N/A
Simple Payback	TBD	TBD	N/A

Matrix above is based on information provided by Mt SAC staff in the link below
<http://www.mtsac.edu/president/Solar%20Power%20Options.pdf>