



Agenda Item Details

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| Meeting | Jun 05, 2019 - Special Meeting of the Board of Trustees |
| Category | 7. ACTION ITEMS |
| Subject | 7.02 Resolution No. 18-22 - Resolution of the Board of Trustees of the Mt. San Antonio Community College District Certifying the 2018 Educational and Facilities Master Plan Environmental Impact Report (SCH 2018091004); Adopting the Statement of Overriding Considerations, Statement of Facts and Findings, and Mitigation Monitoring Program for the 2018 Educational and Facilities Master Plan Environmental Impact Report; Adopting and Approving the 2018 Educational and Facilities Master Plan; Adopting and Approving the 2018 Educational and Facilities Master Plan as the Mt. San Antonio College Long-Range Development Plan; and Approving the Parking Structure R and Tennis Courts project |
| Access | Public |
| Type | Action |
| Recommended Action | It is recommended that the Board of Trustees adopts Resolution No. 18-22, a Resolution of the Board of Trustees of the Mt. San Antonio Community College District, Certifying the Mt. San Antonio College 2018 Educational and Facilities Master Plan Environmental Impact Report (SCH 2018091004), Adopting a Statement of Overriding Considerations, Adopting a Statement of Facts and Findings, and Adopting a Mitigation Monitoring Program which includes the following: <ol style="list-style-type: none"> (1) Certification of the Mt. San Antonio College 2018 Educational and Facilities Master Plan Environmental Impact Report (SCH 2018091004); (2) Adoption of the Statement of Overriding Considerations, the Statement of Facts and Findings, and the Mitigation Monitoring Program; (3) Direction to staff to file the Notice of Determination (NOD) with the County Clerk, the State Clearinghouse, and the California Community College Chancellor's Office regarding the Mt. San Antonio College 2018 Educational and Facilities Master Plan Environmental Impact Report (SCH 2018091004); (4) Adoption and approval of the 2018 Educational and Facilities Master Plan; (5) Adoption and approval of the 2018 Educational and Facilities Master Plan as the Mt. San Antonio College Long-Range Development Plan; and (6) Approval of the Parking Structure R and Tennis Courts project. |

Public Content

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BACKGROUND

2018 Educational and Facilities Master Plan Environmental Impact Report

The proposed 2018 Educational and Facilities Master Plan ("2018 EFMP") involves facilities, site, and infrastructure improvements anticipated to occur within the 10-year horizon period in the 2018 EFMP. The proposed components of the 2018 EFMP include buildings/facilities, vehicular circulation and parking, bicycle and pedestrian circulation, open space, public art, wayfinding/signage, lighting, natural habitat and urban forest, sustainable practices/energy, utility infrastructure, and construction activities. The 2018 EFMP identifies three phases - Phase 1A (anticipated 2019-2021), Phase 1B (anticipated 2022-2025), and Phase 2 (anticipated 2026-2027).

The Draft 2018 EFMP Environmental Impact Report ("Draft 2018 EFMP EIR") was distributed to numerous public agencies and other interested parties for review and comment. The Draft 2018 EFMP EIR was also available on Mt. SAC's website: <https://www.mtsac.edu/construction/reports-and-publications/environmental-impact-reports.html>, and at the following locations: Mt. San Antonio College Library/Learning Technology Center, 2nd Floor, Room 226, 1100 North Grand

Avenue, Walnut, CA 91789; Walnut Public Library, 21155 La Puente Road, Walnut, CA 91789; and Pomona Public Library, 625 South Garey Avenue, Pomona, CA 91769.

Comments from all agencies and individuals on the Draft 2018 EFMP EIR were accepted during the 45-day public review period, which opened on April 8, 2019, and closed on May 22, 2019.

The Draft 2018 EFMP EIR consists of responses to public comments received on the Draft 2018 EFMP EIR ("Responses to Comments"). The Responses to Comments document was forwarded to all commenting agencies and groups 10 days prior to today's public hearing. The Responses to Comments document was also made available to the public at the Mt. SAC Library/Learning Technology Center, the Walnut Public Library, the Pomona Public Library, and on the Mt. SAC website.

The 2018 EFMP was designed to constitute the College's Educational and Facilities Master Plan and Long-Range Development Plan ("LRDP"). An LRDP means the relevant portions of the land use plans and policies for the physical development of the campus and educational facilities, which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and where necessary, a listing of other implementing actions. (14 CCR § 13502(b)).

Parking Structure R and Tennis Courts project

The proposed Parking Structure R and Tennis Courts ("Project") would be constructed as part of Phase 1A of the proposed 2018 EFMP. The Project was evaluated at a project-level in the Draft 2018 EFMP EIR.

The proposed Project would be located generally on the existing Student Parking Lot R located south of Temple Avenue, east of Bonita Drive, and west of the Fieldhouse currently under construction as part of the Athletics Complex East project, also known as the Physical Education Project ("PEP") Phase 1.

The parking structure would be two levels (ground level plus one level above the ground level). The tennis courts would be on the upper level with a surrounding fence (top of fence is 24'-6" above the ground tier) and 32-foot stair/elevator enclosure, 27-foot high bleacher roof, and would have a building footprint of approximately 199,920 square feet. The proposed parking structure would accommodate approximately 700 parking spaces. In addition to parking, the top deck of the parking structure would accommodate nine tennis courts.

The second level "support building" would serve as one of the structure's four vertical circulation points, providing access between levels via stairs and a pair of elevators. It also would contain two restrooms and a storage room supporting the tennis program, a broadcast room for event support, and an electrical yard enclosure that supports the Athletic Complex East ("PEP Phase 1").

The proposed tennis courts would be on the second level at the eastern portion of the parking structure near the athletic facilities. There would be viewing areas with bleacher seating and shade structures along the west edge accommodating approximately 450 spectators, as well as a sloped lawn seating area along the east edge of the tennis courts. Athletic facility lighting would be installed at each of the tennis courts to comply with requirements established by the National Collegiate Athletic Association (NCAA). Twenty-four 50-foot light poles would be installed at the tennis courts. Tennis court fencing (12-feet high) would be installed around the tennis courts.

Vehicular entry/exit locations would be provided at two locations along Bonita Drive and one location along the north side of the parking structure, from a new access road that would terminate at a roundabout at the northwest access point. A sloped walkway along the south side of the tennis courts would provide a pedestrian circulation connection between the south portion of the structure and the higher adjacent grade along its east edge (approximately five-feet higher). The path would also preserve the fire access lane off Bonita Drive, which would loop around the proposed tennis courts. When needed, the tennis and parking areas may function as event support space, with the lower level providing additional event staging area, and its upper level having infrastructure and the ability to support expo events and to act as a staging area for on-site media vehicles during large events.

Construction is estimated to occur over approximately 14 months (July 2019 through August 2020). Mass grading activities for this facility were completed with grading for Phase 1 of the PEP. The PEP was identified and evaluated in the 2015 Facilities Master Plan Update ("2015 FMPU") and the Physical Education Project (Phase 1, 2) Final Subsequent Project EIR to 2015 Facilities Master Plan Update and Physical Education Project Final Program/Project EIR ("2017 PEP SEIR"), which have been certified by the Board of Trustees respectively on October 12, 2016, and August 9, 2017.

ANALYSIS AND FISCAL IMPACT

The Facilities Planning and Management department has evaluated all public comments on the Draft 2018 EFMP EIR and prepared responses pertaining to significant environmental issues. The public comments, responses, and any changes to

the Draft 2018 EFMP EIR are included in the Response to Comments document.

As stated, the Response to Comments document was forwarded to all commenting agencies and groups 10 days prior to today's public hearing.

The Board of Trustees will consider adopting a Statement of Overriding Considerations ("SOC") for the LRDP and the 2018 EFMP EIR. The SOC explains why the proposed 2018 EFMP EIR should be adopted in spite of potential significant unavoidable adverse cultural resources and transportation/traffic impacts that are not mitigated to Less than Significant.

The Board of Trustees will also consider adoption of a Statement of Facts and Findings ("Findings"). This document summarizes the findings of the Final 2018 EFMP EIR in language specified by the California Environmental Quality Act (CEQA) Guidelines (Section 15091). Adoption of the Findings by the Board of Trustees indicates they agree with the conclusions presented in the Final 2018 EFMP EIR.

The Mitigation Monitoring Program specifies the final list of mitigation measures for the LRDP and the proposed 2018 EFMP, the agency or department responsible for implementation and monitoring of the measures, and the timing of the monitoring activity.

Prior to approving the 2018 EFMP, approving the 2018 EFMP as the LRDP, and approving the Parking Structure R and Tennis Courts project, the Board of Trustees is required to comply with CEQA and the CEQA Guidelines. The Draft 2018 EFMP EIR evaluates the LRDP at the "program level" (14 CCR § 15168). The Draft 2018 EFMP EIR evaluates the development of the Parking Structure R and Tennis Courts project at the "project level" and focuses on the changes in the environment that would result from all phases of the project, including the planning, construction, and operation (14 CCR § 15161).

Funding Source

Measure GO Bond funds.

[ATTACHMENT-Resolution No. 18-22-Resolution Certifying the 2018 EFMP EIR.pdf \(246 KB\)](#)

[ATTACHMENT-2018 EFMP EIR Board Brief.pdf \(206 KB\)](#)

[ATTACHMENT-2018 EFMP EIR - Mitigation Monitoring Program.pdf \(443 KB\)](#)

[ATTACHMENT-2018 EFMP EIR-Statement of Overriding Considerations.pdf \(193 KB\)](#)

[ATTACHMENT-2018 EFMP EIR Statement of Facts and Findings.pdf \(1,106 KB\)](#)

[Presentation-2018 EFMP-Environmental Impact Report.pdf \(2,127 KB\)](#)