DATE: June 16, 2017

PROJECT TITLE: West Parcel Solar Project

TO: All Interested Agencies, Organizations and Individuals

FROM: Rebecca Mitchell, Manager
Facilities Planning & Management
Mt. San Antonio College
1100 North Grand Avenue
Walnut, California 91789-1399

SUBJECT: Notice of Preparation (NOP) of a Tiered Draft EIR for the Mt. San Antonio College West Parcel Solar Project and Notice of Second Public Scoping Session on July 11, 2017

The Mt. San Antonio Community College District (District) is the lead agency and will prepare a Tiered Draft Environmental Impact Report (Draft SEIR) for the Mt. San Antonio College West Parcel Solar Project (West Parcel Solar Project) under the terms and requirements of the California Environmental Quality Act (CEQA) and the implementing CEQA regulations.

The Draft SEIR will be tiered to the 2012 Master Plan's Subsequent Environmental Impact Report ("2012 Master Plan EIR") (SCH 2002041161) certified as a programmatic EIR by action of the District Board of Trustees in December 2013 and the 2015 Facilities Master Plan Update and Physical Education Projects (PEP) Subsequent Program/Project Environmental Impact Report ("2015 Master Plan EIR") certified as a programmatic/PEP project EIR (SCH 2002041161) by action of the District Board of Trustees in October 2016. Under CEQA Guidelines Section 15152, tiering refers to using the analysis of general matters contained in broader EIRs, such as the 2012 Master Plan EIR and the 2015 Master Plan EIR, with a project specific EIR on later, site-specific projects, such as the Draft EIR for the proposed West Parcel Solar Project. This NOP is being sent to the California Governor's Office of Planning and Research, each responsible and trustee agency, as well as to other interested parties.

The District is soliciting comments from responsible and trustee agencies and members of the public regarding the scope, preparation and content of the Draft SEIR, environmental issues to be addressed in the Draft SEIR, and other related issues. Agencies will need to use the Draft EIR when considering permits or other approvals for the West Parcel Solar Project, if any.

The West Parcel Solar Project description, location and discussion indicating the probable environmental effects of the proposed project are included in the complete NOP documents which are posted on the District's website (see below for website address).

A CEQA Initial Study Checklist for the West Parcel Solar Project is attached, which further describes which identifies and discusses the potential environmental effects of implementation of the West Parcel Solar Project.

Documents Available for Review:

The complete NOP document is also posted on the District's website:

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

The NOP documents may also be reviewed at the following locations:

Walnut Public Library
Reference Desk
21155 La Puente Avenue
Walnut, California 91789

Mt. San Antonio College Library
Building 6, Library, 2nd floor, Reference Desk
1100 North Grand Avenue
Walnut, California 91789

Time for Review and Comments:

In an effort to provide agencies the public adequate time to provide comments, the District is providing a 30-day public comment period for this NOP and Initial Study. All comments must be received within 30 days of the start of the public comment period, which starts June 16, 2017 and ends on July 17, 2017. The District requests that the name of the contact person be provided by commenting agencies. Please send your comments to Rebecca Mitchell, Manager, at the address above.

DISTRICT BACKGROUND

The District is the largest single-campus public community college in California (over 420 acres) with an estimated 2014–2015 fall enrollment of 35,986 students (headcount). The campus regional location is shown in Exhibit 1. The District serves sixteen cities and unincorporated areas in the eastern part of Los Angeles County. However, the District's larger effective service area extends beyond the District's boundaries. The District includes ten (10) unified school districts. The District passed a Measure R Bond ($221 million) in November 2001 and a Measure RR Bond ($353 million) in November 2008 to fund its facilities programs.

The District's Facilities Planning & Management Department (FP&M) projects the campus will have a fall student enrollment of 39,731 (headcount) in 2020. The increased enrollment of 3,745 students will result in an increase of 4,606 trips in 2020. FP&M completed the 2015 Facilities Master Plan Update SEIR to address new planning elements not previously included in the *2012* Facility Master Plan Update SEIR.

PROJECT DESCRIPTION

The West Parcel Solar Project is located on a portion of a 27.65-acre parcel of undeveloped land located west of Grand Avenue. The District has zoned the site Solar & Retail (Exhibit 2). The 27.65-acre parcel contains primarily coastal sage scrub, habitat for the threatened coastal California gnatcatcher. (Exhibit 3). Replacement and restored habitat will be implemented onsite and east of Grand Avenue. Grading will occur on 17.25 acres to create a 9.9 acre pad at 761 feet mean sea level for a 2.2 MW ground mounted solar panel system. Earth import for the project from the stadium area of the campus is estimated as 139,000 cubic yards. The West Parcel Solar Project will provide up to 4.6 million kwh of electricity annually for the campus during its first year of operation.

Two local drainages are located onsite. The northern intermittent drainage, which conveys offsite storm flows to the storm drain along Grand Avenue, is three feet in width and approximately 550 linear feet. The southern ephemeral drainage is one foot in width and approximately 300 linear feet.

Grading of the West Parcel will result in the removal of 9.45 acres of Non-Native Grassland (NNG) and removal of 8.07 acres of Venturan Coastal Sage Scrub (CSS). Loss of CSS may result in a corresponding

loss of habitat for the coastal California gnatcatcher (CGN). The CGN is listed as a Species of Concern by the California Department of Fish and Wildlife, and listed as threatened by the U. S. Fish and Wildlife Service.

The total obligation of the project for coastal sage scrub habitat resulting from the permit applications to Responsible Agencies is 17.04 acres. This obligation will be met with 8.68 acres of preservation and 8.36 acres of restoration. 8.04 acres of coastal sage scrub restoration will occur on- and off-site and 0.32 acres of riparian restoration will occur along Snow Creek on campus.

SOLAR PANEL CHARACTERISTICS

The West Parcel Solar Project will be designed and constructed through a design-build agreement for the purchase and installation of a ground-mount solar photovoltaic system, which will provide clean electric power for the campus. The 2.2-MW system; will have both fixed solar panels and panels that tilt to better capture sunlight while minimizing glare. The tracked solar photovoltaic panels are Dura Track HZ Single Axis Solution System, which can tilt 45 degrees. The proposed solar array layout, is shown in Exhibit 4. The solar array consists of 274 rows (strings) of panels, with eighteen panels in each row. The system has a projected output of 4,622,000 kwh.

PV solar panels are designed to absorb sunlight to convert it into electricity. The more sunlight that is absorbed, the more energy can be produced. A mono-crystalline silicon solar cell absorbs two-thirds of the sunlight reaching the panel's surface. This means that only one-third of the sunlight reaching the surface of a solar panel has a chance to be reflected. The tracked system eliminates glare by changing the angle of the panel in relationship to the sun.

An interconnect system transmits solar power from the project site to the campus by an underground conduit. The conduit will cross under Grand Avenue from the project site to the road south of the Wildlife Sanctuary. The conduit will proceed north along Mt. SAC Way, cross under Temple Avenue and extend along the north side of Temple Avenue to the main switchgear near Temple Avenue.

The major potential environmental issues associated with the project are grading, biological resources, truck hauling and construction related noise and air quality impacts. The District has submitted and received approvals for several permit applications to state and federal agencies for biological resources, wetlands and riparian issues. In addition, traffic, air quality, noise, biological resource surveys, soils/geotechnical reports, water quality reports, cultural resource study, landscape plans, a solar light and glare study and habitat mitigation plans are being finalized for the project. The project will include submission of a grading plan to the City of Walnut for review and approval of drainage and grading improvements. A Truck Hauling Plan will be a part of the grading plan submissions.

The Draft EIR will address the potential significant effects that are peculiar to the West Parcel Solar Project and potential significant effects that were not addressed in the previous 2012 and 2015 Program EIRs. Four exhibits germane to the project and an Initial Study Checklist for the project are attached.

NOTICE OF SCOPING SESSION

The CEQA Guidelines encourage agencies to conduct early public consultation directly with any person or organization it believes will be concerned with the environmental effects of a project. This early consultation may be called scoping. Scoping may help other agencies and the public better understand the project and to identify the range of actions, alternatives, mitigation measures and significant effects that may need to

be analyzed in the Draft EIR. The scoping process may also eliminate from detail study issues found not to be important.

The District will conduct a second public Scoping Session on July 11 from 6:00 – 7:30 pm. The meeting will be held at 6:00 pm in Room 1050 in Building 46, located south of Temple Avenue along Bonita Avenue. Comments submitted from the June 7, 2017 Scoping Session are already on the record and do not need to be submitted again.

Comments may be submitted in writing before or at the Scoping Session, or citizens and agency representatives may express their comments publicly. Attendees are encouraged to submit their comments in writing or forward their comments directly to facilitiesplanning@mtsac.edu.

At the scoping meeting, the District will present a short presentation of the project, the existing conditions onsite and the design of the proposed project; however, the primary purpose of the Scoping Session is to encourage agencies and the public to provide written and public comments on the project.

Scoping Session::

Project Title:	Mt. San Antonio College West Parcel Solar Project
Project Applicant:	Mt. San Antonio Community College District
Project Location:	West of Grand Avenue on an undeveloped parcel
Place:	Building 46, Room 1050, Mt. San Antonio College
Date:	July 11, 2017
Time:	6:00 – 7:30 pm

Staff Contact:	Rebecca Mitchell, Manager
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