NOTICE OF PREPARATION

ENVIRONMENTAL IMPACT REPORT FOR THE
SAN JACINTO CAMPUS MASTER PLAN

DATE: August 28, 2015

TO: Agencies, Organizations, and Interested Parties

PROJECT TITLE: San Jacinto Campus Master Plan

LEAD AGENCY: Mt. San Jacinto College District
1499 North State Street
San Jacinto, California 92583

SUBJECT: Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the San Jacinto Campus Master Plan

The Mt. San Jacinto College (MSJC) District will be the lead agency for the preparation of an EIR in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (hereinafter, “CEQA Guidelines”) (14 CCR 15000 et seq.). The District has prepared this NOP in accordance with CEQA Guidelines Sections 15082(a) and 15375. The EIR will address the environmental effects of a revision to the existing San Jacinto Campus Master Plan. The District is proposing the project to more effectively meet the space needs of the projected on-campus enrollment and improve infrastructure systems serving the campus. In addition to improving the integration of land uses and functional use of space, the project would include upgrades to utilities and infrastructure to address existing infrastructure deficiencies and accommodate construction and operation of the proposed campus master plan. Improved circulation in and around campus would increase accessibility to existing and new development, improve pedestrian and bicycle safety, and enhance the overall connectivity of campus uses.

Agencies: The District requests your agency’s views on the scope and content of the environmental information that is germane to your agency’s statutory responsibilities in connection with the master plan revision, in accordance with CEQA Guidelines Sections 15082(b) and 15103. Your agency may need to use the EIR to consider permits or other approvals.

Organizations and Interested Parties: The District requests your comments and concerns regarding the scope and evaluation of potential environmental issues associated with the proposed project.
Project Location: The project site consists of the existing San Jacinto College campus in the city of San Jacinto, located at 1499 North State Street. The 160-acre project site is located southwest of Mt. San Jacinto and the San Jacinto River. The site is situated immediately east of State Route 79 (SR 79), also known as North State Street, and north of the Ramona Expressway. These two roads serve as the primary access ways to the site. The site is surrounded by residential use to the north, east and south with a retail center also located to the south. Further east are agricultural uses, consisting of the Alta Nursery. (Figure 1, Regional Map; Figure 2, Vicinity Map).

Project Description: The San Jacinto Campus Master Plan Project (project) involves demolition of existing buildings and uses on campus, and eventual operation of new buildings and campus facilities. The project would also involve improvements to the circulation network within the campus to include realigning main vehicular pathways and improving bicycle and pedestrian connections throughout campus, and enhancements to the open space network.

Prominent building characteristics include the demolition of approximately 224,117 gross square feet of existing buildings and facilities and the construction of approximately 190,674 gross square feet of new academic, administrative, and auxiliary uses. Approximately 4,053 parking spaces would be provided upon full buildout of the project, which include 2,396 student parking spaces, 497 visitor parking spaces, 310 faculty/staff parking spaces, 650 overflow parking spaces and 200 parking spaces in a commuter lot. The total on-campus parking could serve up to approximately 16,212 students.

Development is planned incrementally in order to meet MSJC’s academic and space needs while minimizing disruption to campus operations. Implementation also considers the sources and availability of anticipated funding for proposed projects. Phasing for proposed development is planned in several segments and the sequencing will be revisited annually in conjunction with the preparation of the 5-Year Construction Plan.

Potential Environmental Effects: Based on the preliminary scope of the proposed master plan revision and the preparation of an Environmental Initial Study (IS), the District has determined that the project could have a potentially significant environmental effect in the following areas: aesthetics, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, public services, recreation, transportation/traffic, and utilities and service systems. An EIR will be prepared to evaluate the project’s potential impacts on the environment, present feasible mitigation, and analyze potential alternatives.

Public Review Period: The District has issued this NOP and made available the IS for public review and comment pursuant to CEQA Guidelines Sections 15082(a) and 15375. The District has established a 30-day public review and scoping period from August 28, 2015 to September 28, 2015, in accordance with Section 15082 of the CEQA Guidelines (14 CCR 15082).
During this period, the IS/NOP will be available for review, or for purchase at the cost of reproduction, at the following locations and during the following dates and times:

<table>
<thead>
<tr>
<th>Location</th>
<th>Availability</th>
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<tbody>
<tr>
<td>Mt. San Jacinto College</td>
<td>Monday through Thursday 7:30 a.m. to 5:00 p.m.</td>
</tr>
<tr>
<td>Business Services Office</td>
<td>Friday 8:00 a.m. to 12:00 p.m.</td>
</tr>
<tr>
<td>Building 200, Room 201</td>
<td></td>
</tr>
<tr>
<td>Hemet Public Library</td>
<td>Wednesday and Thursday 9:00 a.m. to 7:00 p.m.</td>
</tr>
<tr>
<td>300 East Latham Ave.</td>
<td>Friday and Saturday 9:00 a.m. to 6:00 p.m.</td>
</tr>
<tr>
<td>Hemet, California 92543</td>
<td>(Closed Sunday through Tuesday)</td>
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The IS/NOP materials will also be available for review online, at the following website:

http://www.msjc.edu/CollegeInformation/Administration/BusinessServices

**Responses and Comments:** At this time, the District is soliciting comments on the IS/NOP for this project. Comments may be submitted by mail, fax, or by attending the Public Scoping Meeting (see details below) and submitting a written comment. All comments should indicate a contact person for your agency or organization, if applicable. All comments or responses should be sent to the following address, to arrive no later than 5:00 p.m. on **September 28, 2015**:

Becky Elam  
Vice President of Business Services  
Mt. San Jacinto College  
1499 N. State Street  
San Jacinto, California 92583  
belam@msjc.edu

**Public Scoping Meeting:** The District will hold a scoping meeting to give the public an opportunity to receive more information on the proposed project, and to provide comments and
suggestions on the scope of the EIR. All members of the public and interested persons are welcome to attend and provide comments. The details of this meeting are as follows:

**Date:** Wednesday, September 9, 2015

**Time:** 5:30 p.m. to 6:30 p.m.

**Place:** Mt. San Jacinto College Campus, Building 200, Room 200 (also known as “Board Room”) located at 1499 N. State Street, San Jacinto, California 92583

**FURTHER INFORMATION:** For environmental review information or questions about the project, please contact Becky Elam at MSJC by phone at 951-487-3011 or by e-mail at belam@msjc.edu.