Notice of Preparation

To: Interested Parties

(Address)

From: Monterey Peninsula Community College District
980 Fremont Street
Monterey, CA 93940
(Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

Monterey Peninsula Community College District will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Steve Haigler, Vice President, Administrative Services shaigler@mpc.edu at the address shown above. We will need the name for a contact person in your agency.

Project Title: Public Safety Training Center on the Former Fort Ord

Project Applicant, if any: Monterey Peninsula Community College District

Date March 8, 2022

Signature Steve Haigler

Title Vice President, Administrative Services

Telephone 831-646-4040

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

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Project Location and Setting

The 73-acre property (APN 031-011-042) is located south of Impossible Canyon Road at the former Fort Ord in unincorporated Monterey County, approximately five miles east and southwest of the City of Seaside and the City of Salinas, respectively. The site is located at the Military Operation Urban Terrain (MOUT) site (Fort Ord nomenclature). Figure 1, Location Map, presents the regional location of the project site. Figure, 2, Fort Ord Vicinity, presents the existing conditions in the vicinity of the project site, within the larger context of the former Fort Ord. Figure 3, Aerial Photograph, provides an aerial of the existing conditions at the site.

Surrounding Land Uses

As presented in Figure 2, the property surrounding the project site is the Fort Ord National Monument, with more than 86 miles of trails through rolling hills, pockets of chaparral, and oak woodlands. The Fort Ord National Monument property includes a huge diversity of plant life and animals in habitats that include stream side corridors, grasslands, maritime chaparral, oak woodlands and seasonal pools.

The California Central Coast Veterans Cemetery is located approximately 2.8 miles northwest of the site, and the WeatherTech Raceway Laguna Seca is located approximately two miles south of the site. The cities of Seaside, Del Rey Oaks, and Marina are located 3.5 miles west, 4.5 miles southwest, and 3.5 miles northwest from the project site, respectively. The residential community of Toro Park is also located approximately three miles southeast of the project site.

Existing Site Conditions

The project site is partially developed with an existing scenario training village and abandoned firing range. Habitats on the undeveloped portion include coast live oak woodland and savannah, and grasslands. Figure 4, Site Photographs, illustrates existing conditions at the project site.

Project Background

This project represents the second phase of development for the Public Safety Training Center at Fort Ord. In the first phase, the Monterey Peninsula Community College District (hereinafter "District") renovated buildings at the Colonel Durham site to provide classroom space for the

lecture portion of the police and fire academies and office space for academy staff. Currently, the peace officer and fire technology academies utilize various off-campus facilities located throughout the District for this training. This proposed project would allow the consolidation of demonstration training facilities for the college's public safety disciplines at the MOUT site. Sharing facilities would enhance the efficiency of programs and be more cost effective. This project would also support training partnerships with the California State Parks and possible expansion of public safety programs in corrections or homeland security training.

The District previously considered developing some of the public safety training facility on the District's Parker Flats parcels on the former Fort Ord. However, now the proposal is to develop all of the remaining facilities at the MOUT site, and use the Parker Flats parcels as mitigation for the project's impacts on sensitive biological resources.

Proposed Project

The Monterey Peninsula College Public Safety Training Center (proposed project) is a new satellite campus that would provide comprehensive training facilities for first responders. The proposed project would enable MPC to meet the basic training needs of students entering law enforcement, fire technology or emergency responder careers, as well as provide a venue for the ongoing training needs of thousands of professionals already working in these fields in the central California coast region. The proposed project is proposed to be located on the former Fort Ord at the Military Operation Urban Terrain (MOUT) site. Figure 5, Site Plan, provides the site plan for the proposed project.

Figure 6, Demolition Plan, illustrates the areas of the site that would include demolition of existing structures and where grading would occur. All existing structures within the limits of grading would be removed less two structures in the northern portion of the site. A culvert at the main entrance to the project site, outside of the limits of grading, would be replaced, while another culvert at the southernmost end of the project site, within the limits of grading, would remain.

The proposed project includes four key areas: the ranges, the emergency vehicle operation course, the classrooms, and the burn buildings.

Ranges

At the southwestern end of the site there would be three firing ranges of varying lengths (100 yards, 50 yards and 25 yards) to provide firearms training for academy recruits as well as existing professionals in the field. Each range would be provided with a covered firing line, bleachers and steel traps and would be surrounded by concrete walls and/or berm to protect from stray bullets and provide acoustic isolation. A small building with a classroom, restrooms and storage would be built to support the ranges. The ranges include a parking lot with 69 parking spaces (60 standard, 3 ADA, and 6 clean air). The parking lot also includes a bike locker and two bike posts.

Emergency Vehicle Operation Course

South of the classrooms would be the Emergency Vehicle Operations Course (EVOC), which provides students with hands-on training in driving emergency vehicles. The EVOC includes a city street grid layout, a skid pan, a collision avoidance area and surrounded by a longer driving track needed to practice emergency driving and pursuit skills.

Classrooms

Two new buildings would be constructed at the center of the site housing classrooms, a mat room, locker rooms and offices. The parking provided for the classrooms include 97 parking spaces (85 standard, 5 ADA, and 11 clean air).

Burn Buildings

To the north of the classrooms, fire training facilities would include a 4-story burn tower, fire apparatus canopy structure, and a Class A burn building where students can be trained to combat live fires and learn how to safely deal with heat, smoke, and flames under controlled conditions. The fire training area would also include a support building with a classroom, storage space, restrooms and showers. Two parking areas are included at the northern end near the burn buildings; the northernmost parking lot includes 23 standard parking spaces and the second parking lot includes six parking spaces (five standard and one ADA).

Utilities and Fencing

Utilities include water, wastewater, recycled water, storm drainage, electrical, and data service. Also included is site fencing for the proposed improvements. Water services would be connected via Eucalyptus Road to the existing Monterey County Water District Tank (Huffman Reservoir) located at the Bureau of Land Management Offices approximately 0.9 miles west of the project site. Refer to Figure 7, Proposed Water System Conceptual Design. Wastewater would be disposed of via a new on-site septic system, illustrated in Figure 8, Septic System Conceptual Design. The conceptual septic system includes a 12,000-gallon septic tank would be located at the northern end of the site and be directed south by sewer lines to the septic dispersal area of up to 90,000 square feet located at the southeastern end of the project site. Recycled water would be collected within a water tank near the proposed burn building area and directed by water lines to the east toward the water treatment system and recycled water tank. The proposed recycled water design can be seen on Figure 9, Recycled Water System Conceptual Design.

Site Access

A new primary site entrance would be created near the classroom buildings with student and staff parking with a monument sign. The ranges and the southern end of the EVOC would be accessed via a secondary site entrance.

Potential Environmental Impacts

Environmental topics that will be evaluated in detail in the EIR are summarized below along with specific analysis considerations for each topic, as applicable.

Aesthetics

This section will generally address the visual effects of the proposed project. This section will address effects on scenic vistas, visual character or quality of public views of the project site and surroundings, and substantial light or glare impacts.

Air Quality

The proposed project would result in an increase in criteria air emissions during its operations, primarily through new vehicle trips generated by development and operations of the project. The proposed project would also result in construction-related air quality impacts. This section of the EIR will be based upon the air quality technical documentation prepared for the project. These impacts will be evaluated and mitigation measures will be provided, as appropriate.

Biological Resources

This section will discuss the special-status plant species that have the potential to occur on the Parker Flats and/or MOUT sites. A wetland delineation at the MOUT site will also occur and delineation report will be prepared for submittal to the U.S. Army Corps of Engineers (USACE) for verification, likely resulting in mitigation requirements in this section of the EIR. Potential habitat for two special-status amphibian species, California red-legged frog (*Rana draytonii*) and California tiger salamander (*Ambystoma californiense*), were identified for the MOUT site. As these two species receive a high degree of regulatory attention in the local area, a habitat assessment for both species pursuant to CDFW and U.S. Fish and Wildlife guidelines and incorporate the findings into the CEQA documentation.

Cultural Resources

A review of available background research of the site as well as an archival search will be conducted and a reconnaissance-level archaeological pedestrian survey of the property will be carried out. The results of the research and survey will be provided in detail in this section of the EIR.

Energy

This section will include an overview of the standard of review for evaluation of energy effects of the project, an overview of related state legislation and regulations, and quantification of energy demand from the proposed project. Mitigation measures that result in reduced energy consumption that reduce energy consumption will be identified.

Geology and Soils

This section of the EIR will be based upon geological and soils data readily available.

Greenhouse Gas

The Monterey Bay Air Resources District has not provided guidance for assessing the significance of impacts from GHG emissions. In-lieu of local guidance, recently updated guidance from the Bay Area Air Quality Management District will be utilized to address impact significance from greenhouse gas emissions associated with the proposed project.

Hazardous Materials

This section of the EIR will be based upon hazardous materials data readily available from the Fort Ord BRAC office website.

Hydrology and Water Quality

This section of the EIR will address the following issues: water quality, groundwater supplies and the sustainable groundwater management of the basin, altering drainage patterns, and flooding. These issues and potential impacts will be evaluated and mitigation measures will be provided, as appropriate.

Noise

This section of the EIR will be based upon an environmental noise assessment prepared for the proposed project addressing construction and operational noise impacts as a result of the project. Significant impacts may result from this assessment and, therefore, mitigation measures will be provided to reduce impacts to a less-than-significant level.

Transportation

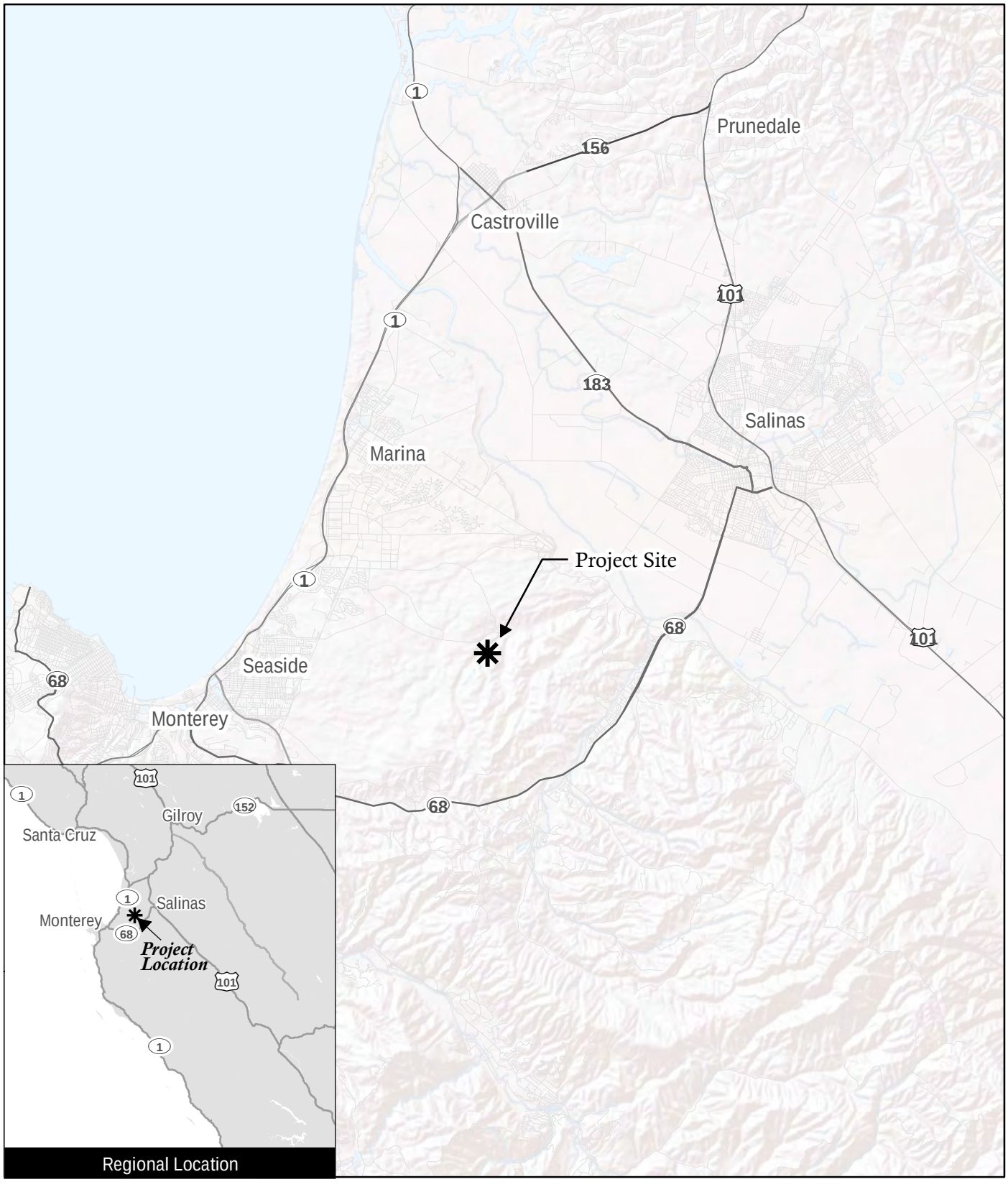
Hexagon Transportation Consultants will provide a Vehicle Miles Traveled (VMT) evaluation to satisfy the California Environmental Quality Act (CEQA) requirements and Senate Bill (SB) 743 legislation. The VMT evaluation will be completed using the Governor's Office of Research and Planning (OPR) Technical Advisory guidance for the evaluation of transportation impacts in CEQA. Mitigation will be provided to reduce potential impacts, as appropriate.

Tribal Cultural Resources

This section of the EIR will address tribal cultural resources as may be identified during the consultation process the District will conduct in accordance with Public Resources Code Section 20180.3.1.

Wildfire

This section of the EIR will address whether the proposed project would impair an adopted emergency response plan or emergency evacuation plan; expose people to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power line or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes.



0 2 miles

Source: ESRI 2020

Figure 1

Location Map

Monterey Peninsula College Public Safety Training Center at the MOUT Site
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Source: Bureau of Land Management 2017, Google Earth 2022

Figure 2

Fort Ord Vicinity Map

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Source: Google Earth 2009

Figure 3

Aerial Photograph

Monterey Peninsula College Public Safety Training Center at the MOUT Site
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1 Facing south at the Fort Ord landscape.

2 Facing southeast at the Impossible City.

Project Site

Source: Google Earth 2021
Photographs: EMC Planning Group 2021

3 North of the Impossible City, facing northwest at existing buildings that are located within the proposed burn buildings area of the project site.

4 At the western side of the project site, facing south at the Fort Ord landscape.

Figure 4
Site Photographs

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Source: Whitson Engineers 2021

Figure 5
Site Plan

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0 100 feet

Source: Whitson Engineers 2021

Figure 6
Demolition Plan

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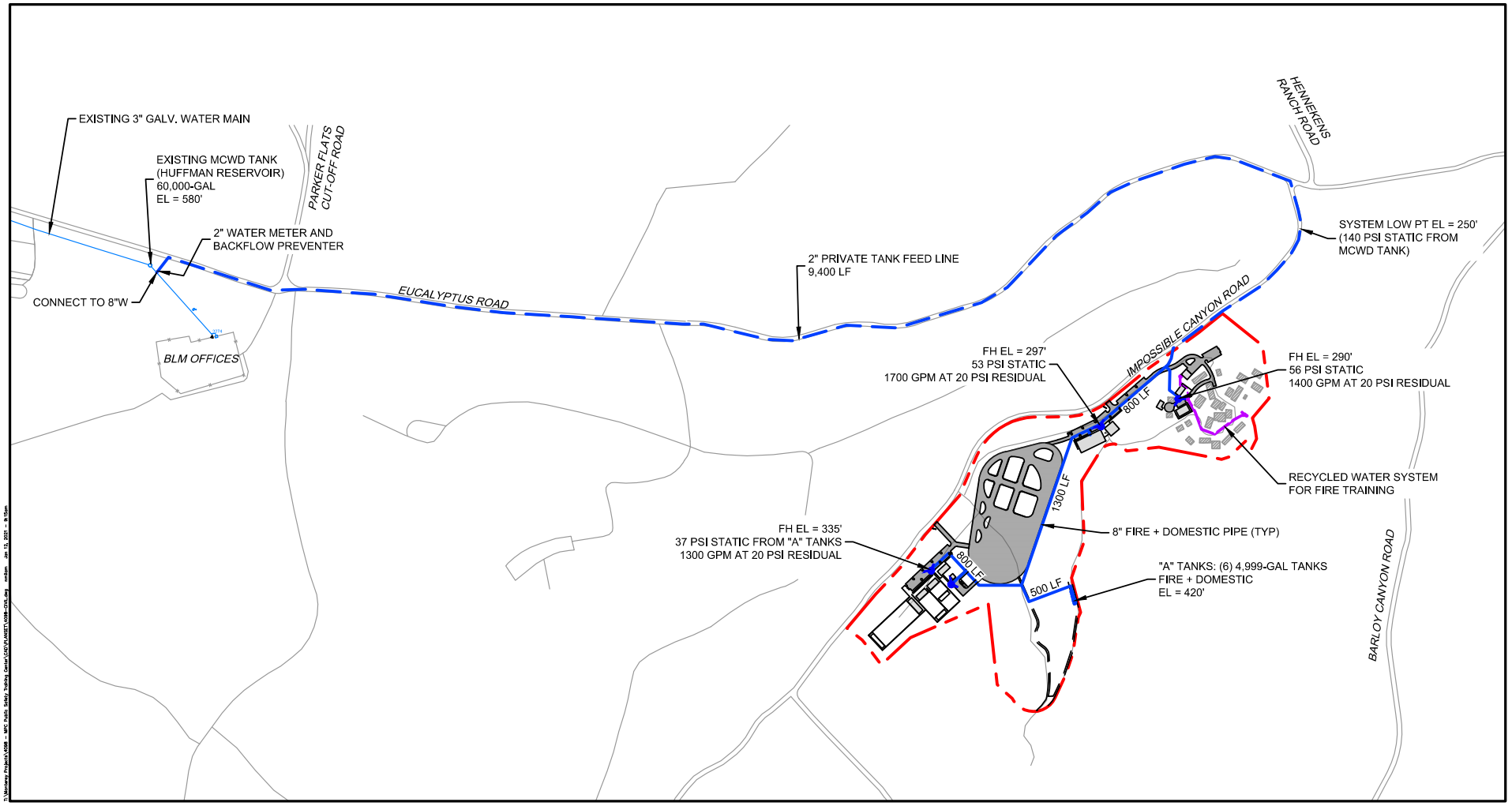

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Project Site

Source: Whitson Engineers 2020

Figure 7

Proposed Water System Conceptual Design

Monterey Peninsula College Public Safety Training Center at the MOUT Site Notice of Preparation

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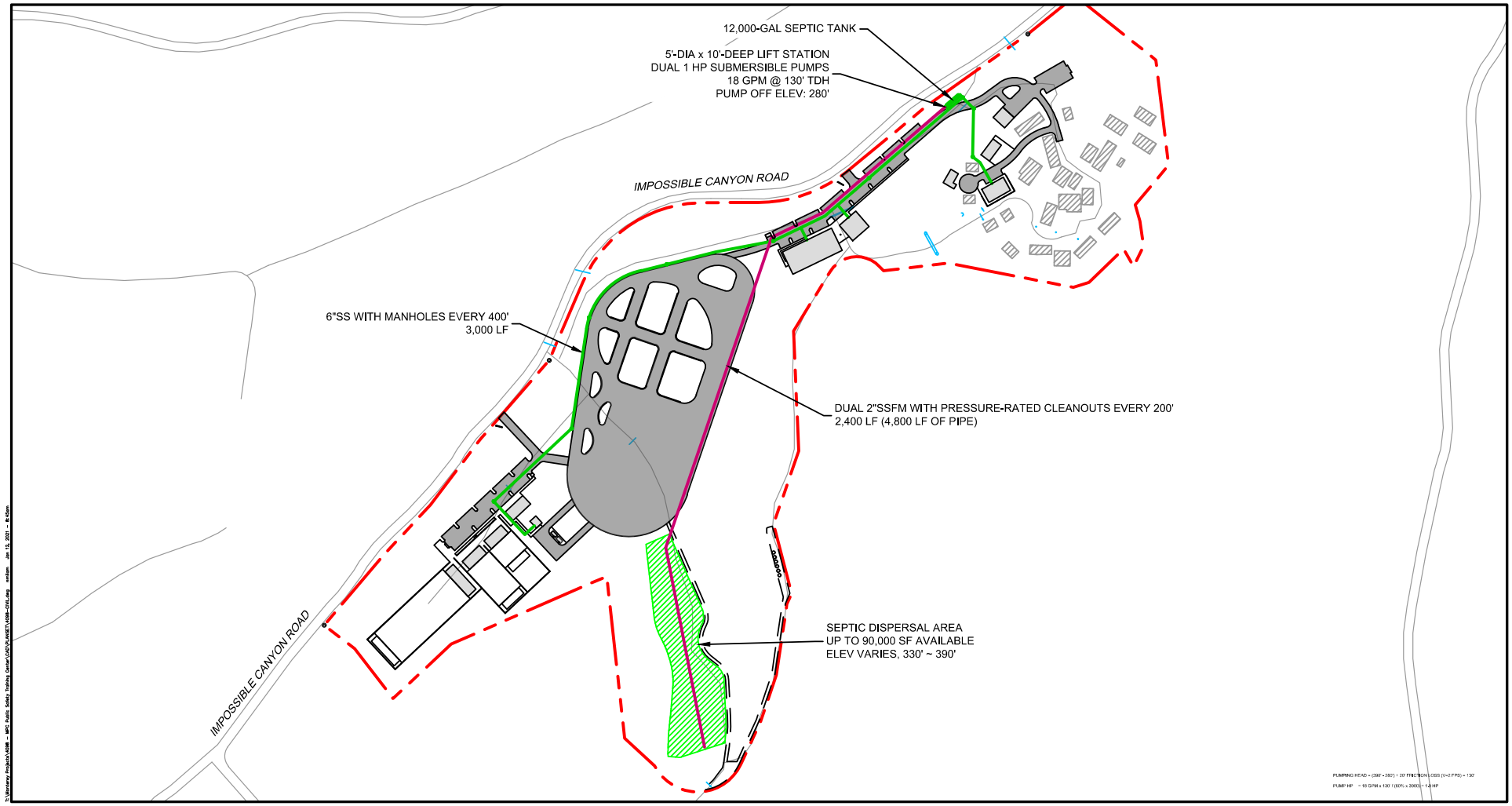

Source: Whitson Engineers 2020

Figure 8

Septic System Conceptual Design

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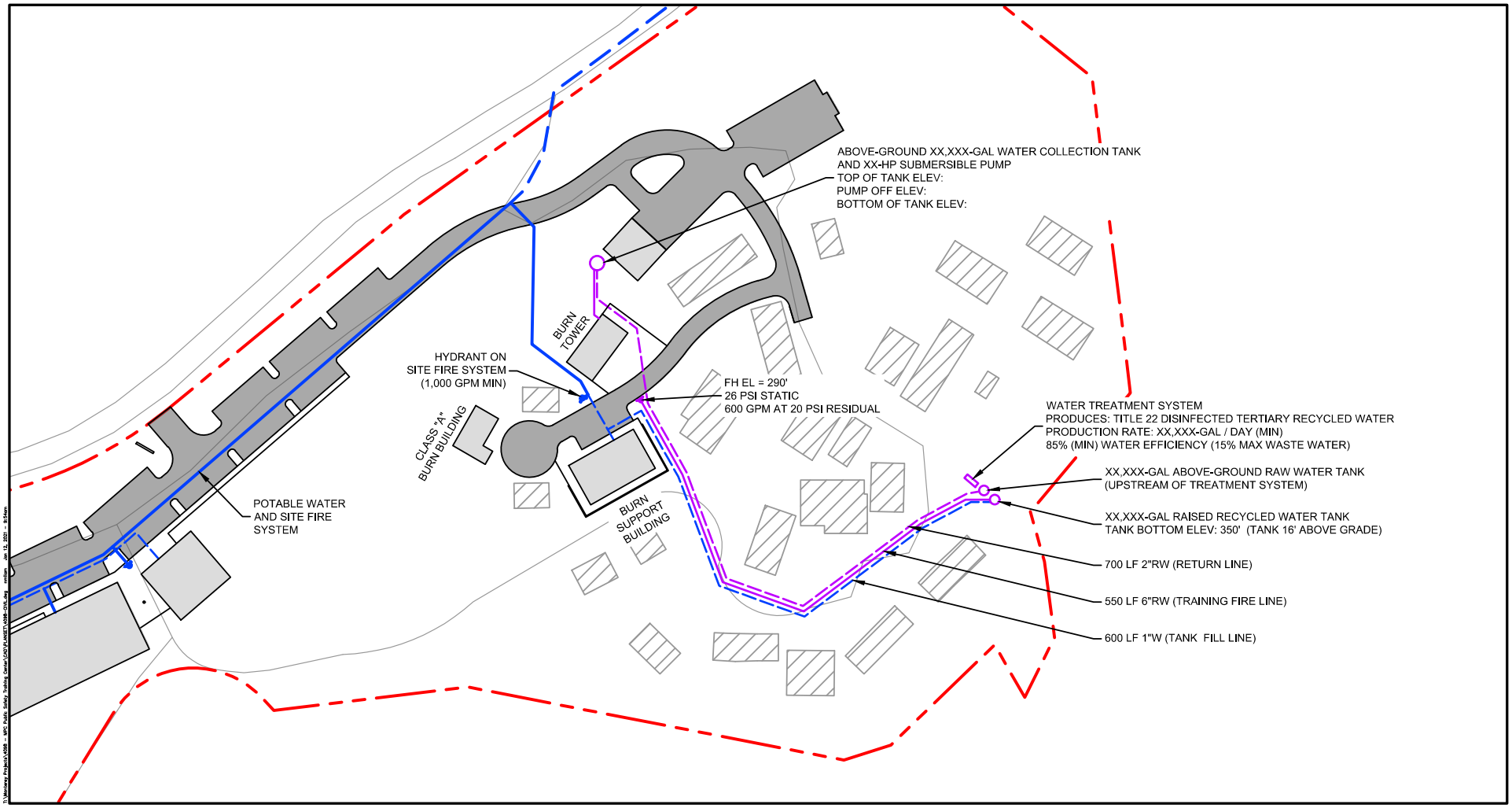

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Project Site

Source: Whitson Engineering 2021

Figure 9

Recycled Water System Conceptual Design

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