

State Center Community College District
First Responders Campus Project

NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

Date: April 20, 2021

To: Responsible Agencies, Trustee Agencies,
Other Public Agencies, Organizations, and
Interested Persons

From: State Center Community College District
1171 Fulton Street
Fresno, CA 93721

Lead Agency Contact:

George Cummings
District Director of Facilities Planning
Telephone: (559) 243-7191
Email: george.cummings@scccd.edu

Project Consultant Contact:

Odell Planning & Research, Inc.
Daniel Brannick, Senior Planner
Telephone: (559) 472-7167
Email: daniel@odellplanning.com

Environmental Impact Report: Notice is hereby given that State Center Community College District (SCCCD) will be the Lead Agency and will prepare an environmental impact report (EIR) for the proposed First Responders Campus Project ("project").

The EIR will be prepared under the California Environmental Quality Act (CEQA) and the State CEQA Guidelines and will describe and analyze the significant environmental effects of the project and discuss ways to mitigate or avoid the effects.

Notice of Preparation: The purpose of this Notice of Preparation (NOP) is to solicit guidance from agencies and individuals as to the scope and content of the environmental information to be included in the EIR. Responsible, trustee, and other agencies should provide SCCCDD with input on the scope and content of environmental information related to the agency's area of responsibility that should be included in the Draft EIR. If you are a property owner or resident, we invite your comments on the impacts that the project may have upon your property or upon the environment. An electronic copy of this NOP is available at: <https://www.scccd.edu/departments/district-operations/construction-services.html>

Comment Period and Response Deadline: Due to time limits mandated by State law, please send your response to the NOP to facilities@scccd.edu by Friday, May 21, 2021, or 30 days after the receipt of this notice, whichever is later.

Project Location and Description: The project is located on a 39.21-acre parcel (APN 316-071-23) situated at the northwest corner of North and Willow Avenues, approximately one-quarter mile from the Fresno city limits and within the City of Fresno Sphere of Influence. The site contains vacant land previously used for farming. The project site is neighbored by a mixture of industrial, commercial, agricultural, and rural residential land uses. (See Figures 1 and 2 for additional detail)

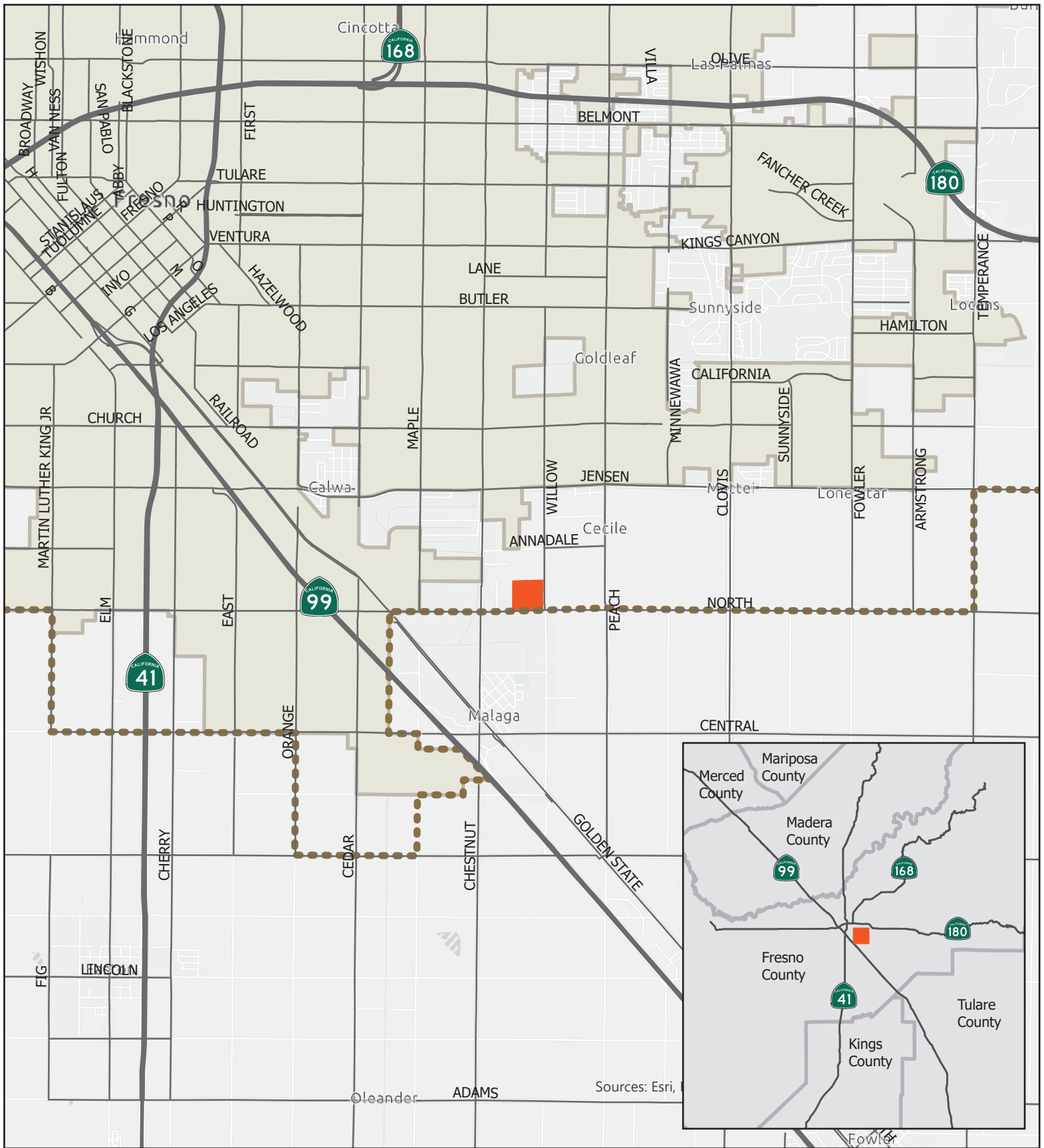
The First Responders Campus is envisioned in SCCCDD's Facilities Master Plan as combining instruction and training for police, fire, corrections, EMT and paramedic programs at a single specialized campus. Currently, these programs are housed at separate locations throughout the District in facilities of varying age. Development of the proposed project would relocate these programs onto a single campus and into permanent modern facilities. Additionally, the project would allow for local public agencies to utilize the facilities at the campus for trainings and exercises related to the provision of police, fire, and emergency medical services.

The campus would encompass approximately 20 acres on the western half of the 39.21-acre parcel. Facilities planned as part of the project include approximately 61,600 square feet of academic building space and approximately 116,300 square feet of space for specialized site facilities. The academic buildings would house the District's Police, Fire, and EMS programs and include facilities such as classrooms, breakout rooms, conference rooms, administrative offices, restrooms, lounges, locker rooms, and storage space. The specialized site facilities include a scenario village, physical training areas, a grinder pad, a burn tower structure, a burn box, a driving pad, maintenance/facilities yard, and vehicle storage. The campus would also include asphalt-paved parking areas, landscaping, and a retention pond. (See Figures 3 and 4 for a preliminary site plan and floor plan)

The campus is planned to accommodate up to approximately 270 students at one time and be staffed by up to 50 employees, including administrators, faculty, and support staff. Operational hours would range from 7:00 am to 10:00 pm on weekdays throughout the year, with most activity on the campus taking place during morning and afternoon hours and more limited activities occurring during evenings and weekends. If approved, the project is expected to begin construction in early 2022 and begin operating in late 2023.

Probable Environmental Effects of the Project: The potential environmental effects of the project are listed below. These effects have been identified on a preliminary basis, and may or may not be identified as potentially significant effects once evaluated in the Draft EIR. There may be other environmental effects identified in response to this Notice of Preparation, or during the preparation of the Draft EIR. The EIR will evaluate the probable environmental effects of the project on all resources and conditions listed in Appendix G of the State CEQA Guidelines.

1. The project could have aesthetic impacts due to project clearing and construction activities as well as changes resulting from development of new structures and facilities.
2. The project could impact agricultural resources due to the conversion of land designated as Prime Farmland to nonagricultural use.
3. Project-related air quality impacts would result from temporary construction emissions and from operational activities. Particulate emissions would be the pollutant of greatest concern during the project construction phase. Operational air emissions would result primarily from project-related transportation, with other emissions occurring from equipment operation and fire academy training exercises.
4. The project could adversely impact yet-to-be-discovered subsurface cultural resources located at the project site.
5. The site preparation, construction, and operational phases of the project would consume energy resources, including petroleum-based fuels and lubricants, electricity, and natural gas.
6. The potential for the project to expose persons to hazards and hazardous materials will be assessed in the EIR.
7. The project would generate greenhouse gas emissions, which would contribute on a cumulative basis to global climate change.
8. The project may expose people to noise levels in excess of adopted standards during construction activities and normal day-to-day operations.
9. The project may have impacts on various public utilities and services, such as sewer, water, stormwater drainage, solid waste, law enforcement, and fire protection.
10. The project may result in Vehicle Miles Traveled (VMT) greater than the regional average VMT.
11. Increased vehicular and pedestrian activity in the vicinity of the site could result in safety issues.



Project Location

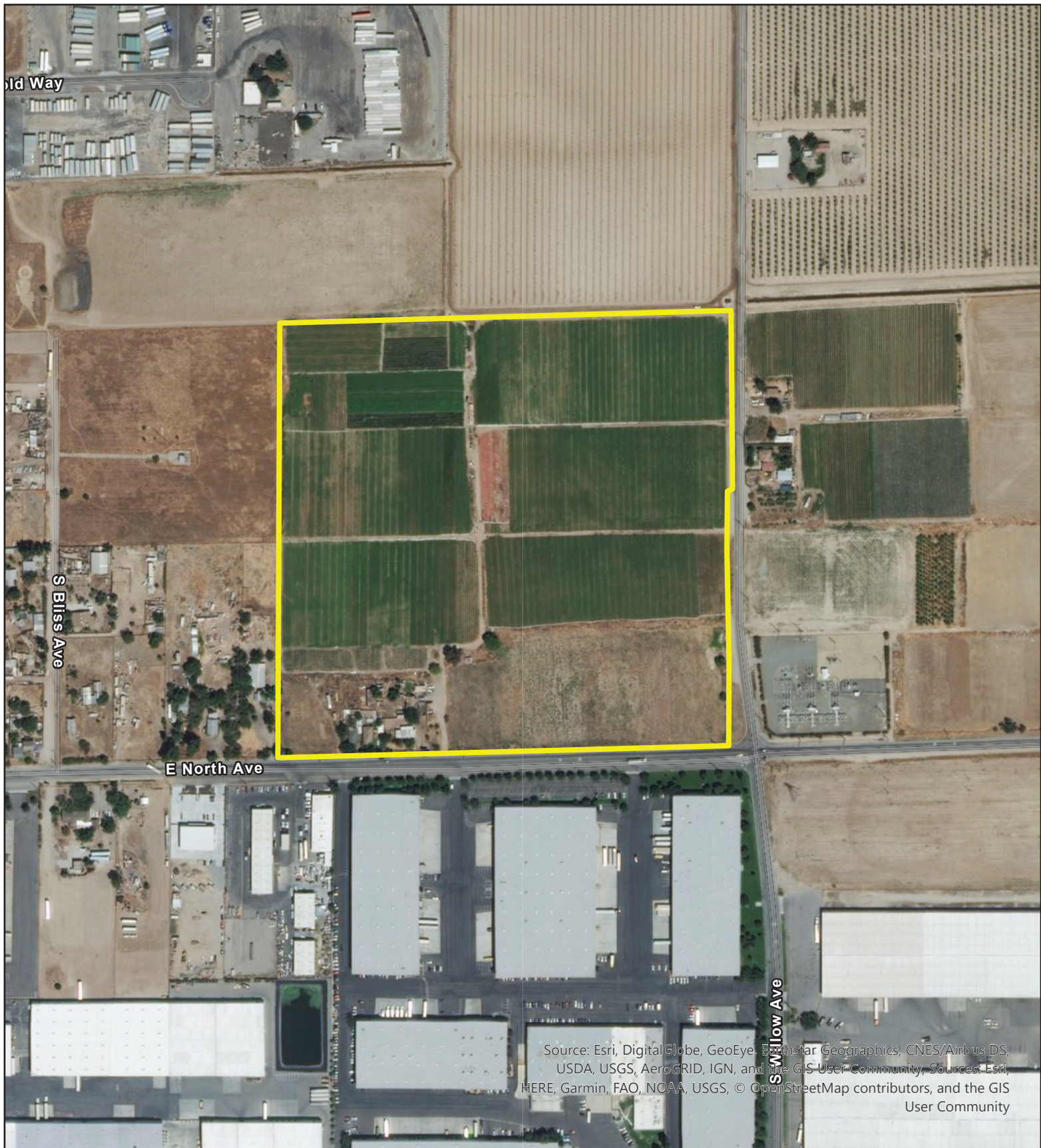
Figure 1

First Responders Campus Project
State Center Community College District

ODELL Planning & Research, Inc.
Environmental Planning • School Facility Planning • Demographics

- ⋯ Fresno Sphere of Influence
- Fresno City Limit
- Project Site





Project Site

First Responders Campus Project
State Center Community College District

 Project Site

ODELL Planning & Research, Inc.
Environmental Planning • School Facility Planning • Demographics

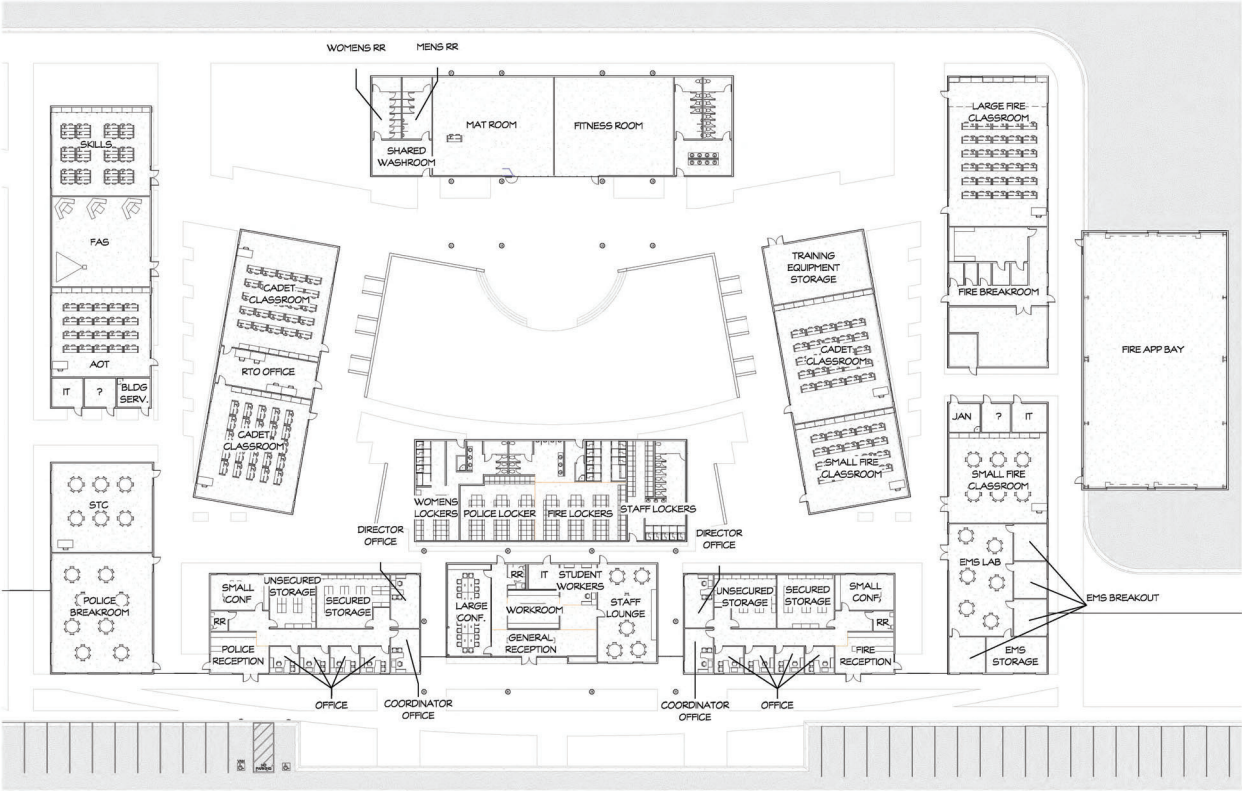
Figure 2

N



0 125 250 500
Feet

Figure 4



1 SITE FLOOR PLAN
SCALE: 1/8"=1'-0"

FIRST RESPONDERS CAMPUS

NO.	DATE	DESCRIPTION
-----	------	-------------

REVIEWED IN
ACCORDANCE WITH THE
REQUIREMENTS OF T24,
GCR

Office of Statewide Health
Planning & Development
FACILITIES DEVELOPMENT DIVISION

SIMPBR



1750 NORTH WALNUT AVE / FRESNO, CALIFORNIA 93711
P 555.445.5400 F 555.445.5407 | www.simpbr.com

Project Number: 18-053
Project Name: Fire
Project Location: ALBANY
Project Manager: AUC