NOTICE OF INTENT TO ADOPT
A MITIGATED NEGATIVE DECLARATION
Draft Initial Study/Mitigated Negative Declaration for
College of Alameda Transportation Technology Center

To: Public Agencies and Interested Citizens/ Parties

From: Peralta Community College District
333 East Eighth Street
Oakland, CA 94606

Notice: Pursuant to CEQA Guidelines Section 15072, notice is hereby given that the Peralta Community College District, acting as Lead Agency under the California Environmental Quality Act (CEQA), intends to adopt a Mitigated Negative Declaration (MND) for the proposed project.

Project Location: The project site is located on the College of Alameda campus at 555 Ralph Appezzato Memorial Parkway, Alameda, CA.

Project Description: The Peralta Community College District is proposing the construction of a replacement Transportation Technology Center (the project) in a portion of the College of Alameda campus just south and immediately adjacent to Building B. The project is intended to replace Buildings B and E, aging instructional facilities located just north of Atlantic Avenue in the southwest part of the campus (Building B) and along Webster Street in the northeast part of campus (Building E). Both buildings would be demolished as a result of the project. A total of approximately 36,773 assignable square feet (ASF) of new space would replace the existing 33,127 ASF of Buildings B and E that are currently used for transportation technology, for a net gain of 3,646 square feet on the campus. An internal roadway (College Way) would also be removed, and a fire lane/pedestrian promenade would be constructed along the north side of the proposed building.

The project would serve existing programs and is not expected to result in an increase in the number of students or faculty. Before Building E was constructed, Building B housed Automotive Technology, Auto Body & Paint, and Diesel & Truck Mechanics. Approximately 87 percent of the space in Building B is dedicated to Laboratory and Lab Service space for the instructional program. However, advances in technology such as alternative fuels (fuel cells, hybrids, etc.) have resulted in new methods of teaching, resulting in the need for space reconfiguration. The Automotive Technology program for the Peralta Community College District is offered only at the College of Alameda.

Building E currently provides space for the Diesel & Truck Mechanics program. However, new technologies have also resulted in space change needs similar to those for the Automotive Technology program. Updates are needed to incorporate established partnerships with the California Air Resources Board (CARB) and the U.S. Environmental Protection Agency (EPA), where training courses are offered in accordance with the California Council on Diesel Education and Technology (CCDET). Within the Peralta Community College District, the Diesel & Truck Mechanics program is offered only at College of Alameda.

The Transportation Technology Center would be a one-story building with two primary heights: 18 feet for classroom areas and 25 feet for the three instructional vehicle labs. The entries would have articulated metal panels that rise to a height of 30 feet. The building would house laboratory spaces (including a paint/auto body lab), teaching spaces (both for occupancy counts of greater than 50 persons and less than 50 persons), utility rooms, offices, tool rooms, mezzanine storage, a library/media room, and restrooms.

Access to the proposed building would be primarily from Atlantic Avenue and Campus Loop Road. Internal campus roads would provide emergency vehicle access to all sides of the building. An internal roadway (College Way) would be demolished to allow construction of the project. A new pedestrian promenade that would serve as a fire lane would be constructed along the north side of the proposed building. Vehicle access to the inside of the building for automobiles and trucks used in the teaching labs would primarily be located along the south façade. Those entry points would connect the interior space to external fenced yards.

A pedestrian promenade would be constructed on the north side of the building, with access from Campus Loop Road. The main pedestrian access to the building would be through doors located on the building's north side (connecting to the rest of campus) and south side (connecting to the external yards). A total of five accessible parking spaces would be provided on the north side of the building, along with three electric vehicle spaces, three clean air/vanpool spaces, and 24 auto vehicle spaces. In conformance with Section 5.106.4.2 of the California Green Building Standards Code, the project would provide student bicycle parking and staff bicycle parking.

Potential Environmental Impacts: The proposed MND did not find any potential environmental impacts that could not be mitigated to a less-than-significant level.

Public Review Period: The public review period for the MND commences on **September 11, 2020,** and ends on **October 10, 2020 (5:00 PM)**. Please address all comments in writing to Atheria Smith, by email to atheriasmith@peralta.edu, or by mail to Atheria Smith, Director of Facilities Planning, Peralta Community College District, 333 East Eighth Street, Oakland, CA 94606. The District will only accept written comments during the comment period.

Location Where Documents Can Be Reviewed: The MND and all documents referenced therein will be available for review online at the District website at https://web.peralta.edu/general-services/dgs-documents/ and the College of Alameda website at https://alameda.peralta.edu/office-of-the-president/new-transportation-technology-center/

Public Hearing: The District will hold a public hearing to solicit public comments on the MND and the proposed project at the regular Peralta Community College Board of Trustees Meeting of **October 26, 2020** at 7:00 PM at the Board Room of the Peralta Community College District located at 333 East Eighth Street, Oakland, CA. Due to Covid restrictions, you can tune in by clicking the following link: https://www.youtube.com/user/peraltatv. The Board of Trustees may consider adoption of the MND and approval of the project at such time. Additional information about the proposed project, including project plans, is available on the District's website at the address listed above.