



**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION  
MERRITT COLLEGE HORTICULTURE COMPLEX PROJECT**

**PROJECT TITLE:** Merritt College Horticulture Complex

**PROJECT LOCATION:** 12500 Campus Drive  
Oakland, CA 94619

**PROJECT SPONSOR:** Peralta Community College District (District)

**DATE OF PUBLIC NOTICE:** August 10, 2020

**PUBLIC REVIEW PERIOD:** August 11 – September 9, 2020

**DATE OF BOARD OF TRUSTEES MEETING:** September 15, 2020

**Meeting is available virtually via the Peralta Portal**  
**Meeting also viewable live on Peralta’s YouTube Channel**  
**[web.peralta.edu/trustees/](http://web.peralta.edu/trustees/)**

**Project Description:** The proposed Merritt College Horticulture Complex (Project) is a replacement project that would replace the existing horticulture building complex comprising about 19,000 gross square feet (gsf) with new energy efficient facilities providing six classroom labs, a library, restrooms, office space and greenhouse facilities comprising 19,032 gsf within the 2.5-acre Project site. The facilities capacity of the Horticulture Complex would not change with the proposed Project.

The Project footprint adapts to the site topography which rises steeply to the north and southwest, and drops away on the west and southeast. New retaining walls would be added to supplement existing retaining walls at the proposed parking and loop roadway. Site access and circulation would be improved to comply with the Wildland Urban Interface requirements for the Oakland Hills. The proposed buildings would range in height from 12 feet to 24 feet. Exterior building materials would include concrete masonry, wood siding, and cement plaster walls with metal roofs, alongside the greenhouses. Glazing for the buildings would be a non-reflective high-performance type. Outdoor lighting would be upgraded to provide improved safety and security. The existing irrigation system would be replaced with a more efficient system.

**Environmental Review:** An Initial Study (IS) has been prepared under the requirements of the California Environmental Quality Act (CEQA) for review and action by the District. The IS evaluates the potential environmental impacts of the proposed Project. Based on the results of the IS prepared

according to CEQA Guidelines, it has been determined the Project will not have a significant effect on the environment and a Mitigated Negative Declaration (MND) has been prepared. The Project has been modified to incorporate mitigation measures identified in the IS that will reduce potentially significant impacts to a less-than-significant level.

**Public Review:** The Draft MND/IS is available for public review on the Build Peralta website at: <https://build.peralta.edu/> and the Merritt College website: <https://www.merritt.edu/wp/>.

Any interested party may comment on the proposed MND/IS. All comments received will be considered by PCCD prior to finalizing the MND/IS and making a decision on the Project. Written comments must be received no later than 4:00 pm on September 9, 2020 and sent to:

Atheria Smith, Director of Planning & Development  
Peralta Community College District  
333 East 8<sup>th</sup> Street  
Oakland, CA 94607  
Email: [atheriasmith@peralta.edu](mailto:atheriasmith@peralta.edu)