



SANTA MONICA COMMUNITY COLLEGE DISTRICT
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NOTICE OF AVAILABILITY AND INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION FOR THE
SANTA MONICA COLLEGE ART COMPLEX REPLACEMENT PROJECT
[CEQA GUIDELINES SECTION 15072]

TO: All Interested Agencies, Parties, Organizations, and Persons

SUBJECT: Notice of Availability and Intent to Adopt a Mitigated Negative Declaration

PROJECT TITLE: Santa Monica College Art Complex Replacement Project

LEAD AGENCY AND

PROJECT APPLICANT: Santa Monica Community College District (SMCCD)
1900 Pico Boulevard
Santa Monica, CA 90405

PUBLIC REVIEW PERIOD: April 30, 2020 to May 29, 2020.

Pursuant to Section 15105 of the California Environmental Quality Act (CEQA) Guidelines, the SMCCD, as the Project Applicant and Lead Agency is providing public notice that it has completed an Initial Study/Mitigated Negative Declaration (IS/MND) for the Santa Monica College Art Complex Replacement Project, hereinafter referred to as the "Proposed Project." The IS/MND will be made available for review and comment during a 30-day review period commencing on April 30, 2020 and ending on May 29, 2020.

Public Hearings: The Santa Monica College Board of Trustees will consider the IS/MND and approval of the Proposed Project at its regularly scheduled June 2, 2020 Board of Trustees Meeting at 6:00 p.m. For additional information regarding how members of the public can participate in the Zoom conference, see <http://www.smc.edu/ACG/Pages/Trustees-Meeting-Information.aspx>.

Project Location: The Project Site consists of three parcels and is located at 1410 Pico Boulevard, and 2019 and 2023 14th Street, Santa Monica CA 90405. These three contiguous parcels with Assessor Parcel Numbers (APN) 4284-034-900, 4284-034-004, and 4284-034-014 encompass approximately 71,860 gross square feet of total lot area (1.65 acres). The property located at 1410 Pico Boulevard is currently designated as a staff parking lot (Parking Lot 6) for the Main Campus located one street east of the Project Site. The other two contiguous parcels are located just south of Parking Lot 6 at 2019 and 2023 14th Street. Both parcels are currently vacant, undeveloped land.

Project Characteristics: The Proposed Project would replace the existing Art Program Complex that is comprised of an assemblage of buildings that are located on the Main Campus and a single building that is located in a leased facility at the satellite Airport Arts Campus, located south of the Santa Monica Airport. The College's Art Program is currently dispersed between two SMC campuses. Due to the current Art Complex's age, building systems, infrastructure, and limited space, it no longer meets the needs of the College's Art Program. The Proposed Project would replace and relocate the existing Art Program Complex with a new building of approximately 20,720 assignable square feet (ASF) (31,877 gross square feet (GSF)) to be located on the Project Site. After construction of the Proposed Project is completed for occupancy, SMC would demolish the existing Art Complex building on the Main Campus and the Ceramics Building at the satellite Airport Arts Campus would be inactivated. The proposed new building would be two-stories (maximum of 40 feet high) and would have a floor area ratio (FAR) of 0.29:1. Approximately 20 general purpose parking spaces will be provided on the Project site, as well as parking for bicycles. Vehicular access will be provided via one ingress/egress driveway on Pico Boulevard, and one emergency access only driveway on 14th Street. The Proposed Project would include the following discretionary approvals: (1) adoption of the IS/MND and final project approval by the Santa Monica College Board of Trustees, the decision-making body of the District; (2) approval of an Amendment to the SMC Career and Educational Facilities Master Plan (2010 Update) to incorporate two parcels (APN 4284-034-014 and APN 4284-034-004) with a total lot area of approximately 1 acre for the proposed construction and operation of the SMC Art Complex Replacement Project consisting of approximately 31,877 gross square feet (GSF) of floor area; and (3) such other approvals, as may be necessary, in accordance with all applicable laws and regulations. The College will be required to submit the Proposed Project's building plans to the Division of State Architect (DSA) for structural safety, access compliance, and fire and life safety approvals.

Environmental Impacts: The IS/MND evaluates the Proposed Project's impact to the environment and has concluded that the project would result in no impact or a less than significant impact for the following issues: aesthetics, air quality, agricultural resources, biological resources, cultural resources (historic), energy, geology/soils, greenhouse gas emissions, hydrology/water quality, land use and planning, mineral resources, noise (operation), population/housing, public services, traffic/transportation (operation), and public utilities (solid waste). The Proposed Project would result in less than significant impacts with the incorporation of mitigation measures for the following issues: cultural resources (archaeological), hazardous materials (soil management plan), noise (construction), traffic/transportation (construction management plan), public utilities (water, sewer), and tribal cultural resources. The portion of the Project Site located at 1410 Pico Boulevard is included on a list of hazardous materials sites, specifically the California State Water Resources Control Board GeoTracker website. As of January 2000, the cleanup status of 1410 Pico Boulevard was completed, and the case was closed.

Request for Agency Consultation: The public is encouraged to provide written comments to the SMCCD with respect to the adequacy and completeness of the IS/MND. The IS/MND will be made available to the public via the College's official website at <http://www2.smc.edu/planning/>. All comments regarding the adequacy and completeness of the IS/MND should be submitted in writing to the following address by no later than 5:00 p.m. on May 29, 2020:

By mail: Mr. Charlie Yen, Director of Facilities Management
Santa Monica Community College District
1900 Pico Boulevard
Santa Monica, CA 90405.

By email: YEN_CHARLIE@smc.edu

Please provide contact information and return mailing address on your correspondence and you will be notified of future notices and hearings.