

**SANTA MONICA COMMUNITY COLLEGE DISTRICT  
NOTICE OF COMPLETION AND AVAILABILITY FOR THE  
SANTA MONICA COLLEGE - MALIBU CAMPUS PROJECT  
ENVIRONMENTAL IMPACT REPORT**

**[CEQA Guidelines Section 15082]**

**July 10, 2015**

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

**SUBJECT:** Notice of Completion and Availability of a Draft Environmental Impact Report

**PROJECT TITLE:** Santa Monica College – Malibu Campus

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

**RESPONSIBLE AGENCIES:** County of Los Angeles, City of Malibu, and the Malibu Public Facilities Authority.

**PUBLIC REVIEW PERIOD:** July 10, 2015 to September 7, 2015.

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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 Environmental Impact Report (EIR) for the Santa Monica College (SMC) – Malibu Campus Project, hereinafter referred to as the “Proposed Project.” The Draft EIR will be made available for review and comment during a 60-day review period commencing on July 10, 2015 and ending on September 7, 2015.

**Project Location:** The Proposed Project is located at 23555 Civic Center Drive, Malibu, CA. The Project Site consists of an approximately 128,500 square-foot (2.94 acres) irregularly shaped ground lease area within the larger 9.19-acre Los Angeles County-owned and operated civic center complex. The existing portions of the Los Angeles County Civic Center Complex that include the Superior Court building, the helipad, the newly renovated public library, and associated parking and maintenance areas are located outside of the ground lease area and are therefore not a part of the Proposed Project.

**Project Characteristics:** The Project Site is currently improved with the former Los Angeles County Sheriff’s Station, which was decommissioned in the early 1990s. The existing Sheriff’s Station building includes approximately 23,882 square feet of developed floor area, of which approximately 7,279 square feet is located below grade in a basement level and approximately 16,603 square feet is located at-grade. SMCCD proposes the construction of an educational instructional facility and a Los Angeles County Sheriff’s substation to serve the Malibu community. The Proposed Project will include the demolition of the existing Sheriff’s Station building, and the new construction of a 2-story above-grade, approximately 25,310 square foot educational facility including an approximately 5,640 square foot Community Sheriff’s Substation and Emergency Operations and Planning Center on the ground floor. The Proposed Project would yield a net increase of 1,428 square feet as compared to the size of the existing Sheriff’s Station building. The total proposed developed floor area ratio (FAR) is approximately 0.20 to 1. The SMC-Malibu Campus would include 5 community college classrooms and labs; a multi-purpose community room that will convert into an

Emergency Operations Center (EOC) for local emergencies; a computer lab; and administrative offices to accommodate up to 210 community college students (FTE) and 12 faculty and staff members during peak time periods. The Project Applicant also proposes a public interpretive center to support Legacy Park or other programs to highlight Malibu's unique coastal environment and cultural history. The Proposed Project will also include ancillary improvements associated with pedestrian and vehicular access, surface parking, open space, landscaping improvements, and relocation of on-site utilities, including relocating and replacing an existing 70-foot tall communications antenna with a new monopole structure that will be 75 feet high above grade to be located approximately 10-20 feet from the existing communication tower's current location. Consistent with the City's Policy For Environmental Health Review Of Development Projects Within The Civic Center Prohibition Area, the Proposed Project will connect to the City of Malibu's planned wastewater treatment facility for the Civic Center Area when it becomes operational.

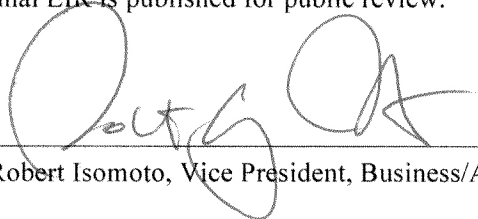
**Environmental Impacts:** The EIR evaluates the Proposed Project's impact to the environment and has concluded that the Proposed Project would result in no impact or a less than significant impact for the following issues: agricultural resources, biological resources, mineral resources, population/housing, public services (schools and parks), public utilities (solid waste). The Proposed Project would result in less than significant impacts or less than significant impacts with the incorporation of mitigation measures for the following issues: aesthetics, air quality, cultural resources (historic, archaeological and paleontological resources), geology/soils, greenhouse gas emissions, hazardous materials, hydrology/water quality, land use and planning, operational noise, public services (police and fire protection), transportation (traffic and parking), public utilities (water, sewer, energy conservation). The Proposed Project would result in significant and unavoidable construction noise impacts on a temporary and intermittent basis during the construction period.


**Request for Agency Consultation:** The public is encouraged to provide written comments to the SMCCD with respect to the adequacy and completeness of the EIR. The Draft EIR will be made available to the public via the College's official website at <http://www2.smc.edu/planning/>. Copies of the Draft EIR and all documents referenced in the Draft EIR will be also be available for public review at SMC's Administrative Offices during normal business hours at 2714 Pico Boulevard, Room 320, Santa Monica, California 90405, at the City of Malibu City Hall at 23825 Stuart Ranch Road, Malibu, CA 90265 and the Malibu Library at 23519 West Civic Center Way, Malibu, CA 90265. All comments regarding the adequacy and completeness of the Draft EIR should be submitted in writing to the following address by no later than 5:00 p.m. on September 7, 2015:

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

**By email:** Brown\_Greg@smc.edu

Please provide contact information and return mailing address on your correspondence and you will be notified when the Final EIR is published for public review.

  
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Mr. Robert Isomoto, Vice President, Business/Administration

  
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Date