2.0 PROJECT DESCRIPTION

1. PROJECT LOCATION

The Project Site is located at 23525 Civic Center Way, Malibu California, 90265.[1] As shown in Figure 2.1, Project Location Map, the Project Site is located within the City of Malibu. The City of Malibu and the Project Site are also within the 3rd District of the County of Los Angeles. The Applicant, Santa Monica College (SMC), proposes to lease the land from Los Angeles County and construct a joint community college satellite campus facility, a Community Sheriff's Substation and Emergency Operations and Planning Center, and an interpretive center within an approximate 128,500 square foot (approximately 2.94 acres) lease parcel (the "Project Site"). The Project Site is within the existing 400,252 square foot (9.19 acres) Malibu Civic Center complex (the "Malibu Civic Center"). The Malibu Civic Center is owned and operated by the County of Los Angeles.

An illustration depicting the exact boundaries of the Project Site (also referred to as the "lease parcel") is shown in Figure. 2.2, Project Site Boundaries. As shown in Figures 2.1 and 2.2, the Malibu Civic Center is bordered by Civic Center Way to the south and by vacant undeveloped properties to the west, north and east. The vacant property to the east is the site of the proposed Malibu Sycamore Village Project.[2] The vacant property to the west is a vacant parcel known as the Wave Property. The vacant property to the east is the approved La Paz Development Project, which is within the Town Center Overlay District.[3]

2. EXISTING ENVIRONMENTAL SETTING

a. Malibu Civic Center

The Malibu Civic Center is currently improved with 85,260 square feet of developed floor area including a vacant courthouse, the Malibu Public Library, administrative offices and an equipment/maintenance outbuilding for the County of Los Angeles Department of Public Works (Waterworks), a vacant Sheriff's station, an emergency helipad, and an aging 70-foot high communications tower, with ancillary antenna and satellite dishes mounted on a lattice structure tower. A summary of the total developed floor area within the Civic Center complex is provided in Table 2.1, Summary of Existing Development Within the Malibu Civic Center. A survey of the existing development within the Civic Center and Project Site boundaries is shown in Figure 2.3, Existing Site Survey.

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[1] *The address for the existing Sheriff's Station building is 23555 Civic Center Way. However, for purposes of processing the Coastal Development Permit with the City of Malibu, 23525 Civic Center Way is the only address recognized by the City for the entire Malibu Civic Center complex.*

[2] *See related project M16 in Table 3-1 in Section 3.0, Environmental Setting. This property is also known as the former Ioki Site.*

[3] *See related project No. M14 in Table 3-1 in Section 3.0, Environmental Setting.*

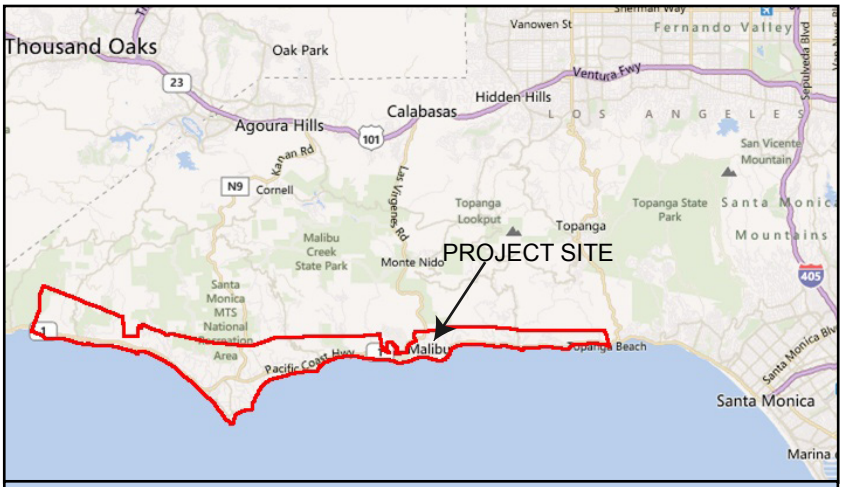
LEGEND

- LA COUNTY CIVIC CENTER COMPLEX
- PROJECT SITE
- CITY OF MAILBU LIMITS
- ASSESSOR PARCEL OUTLINES

NORTH

0 250 500 750 1,000

approximate scale (feet)



REGIONAL LOCATION MAP

Source: City of Malibu Community View™ / Microsoft - Bing Aerial, 2012; and Parker Environmental Consultants, 2012

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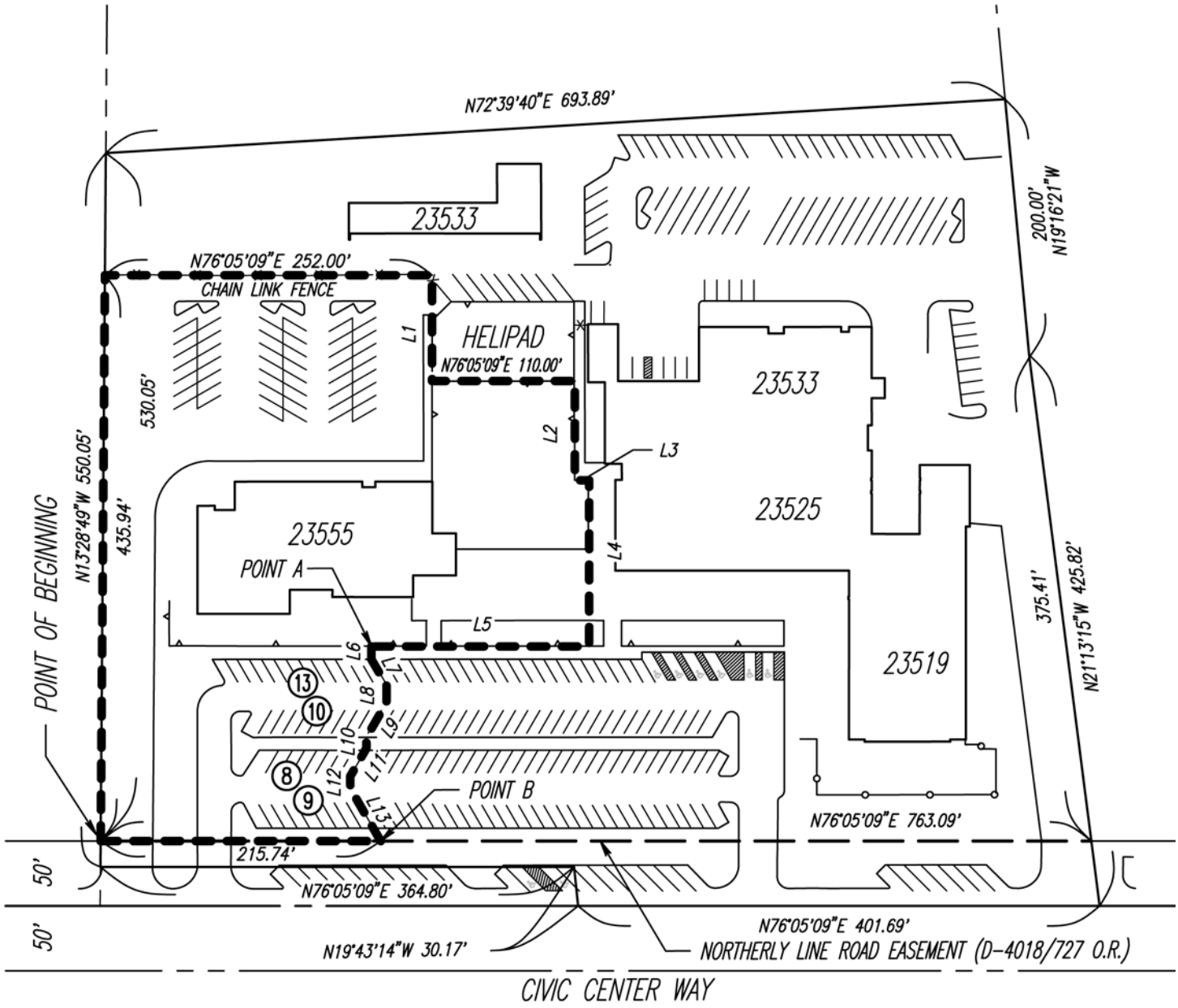
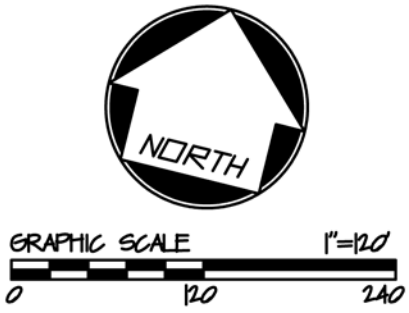
Figure 2.1
Project Location Map



(#) PARKING SPACES (TYPICAL)

L1	N13°54'51"W 81.50'
L2	N13°54'51"W 76.50'
L3	N76°05'09"E 11.00'
L4	N13°54'51"W 128.00'
L5	N76°05'09"E 167.70'
L6	N13°54'51"W 10.00'
L7	N43°54'51"W 23.09'
L8	N13°54'51"W 13.27'
L9	N16°05'09"E 24.87'
L10	N13°54'51"W 8.46'
L11	N16°05'09"E 30.87'
L12	N13°54'51"W 9.29'
L13	N43°54'51"W 46.93'



Source: Santa Monica College

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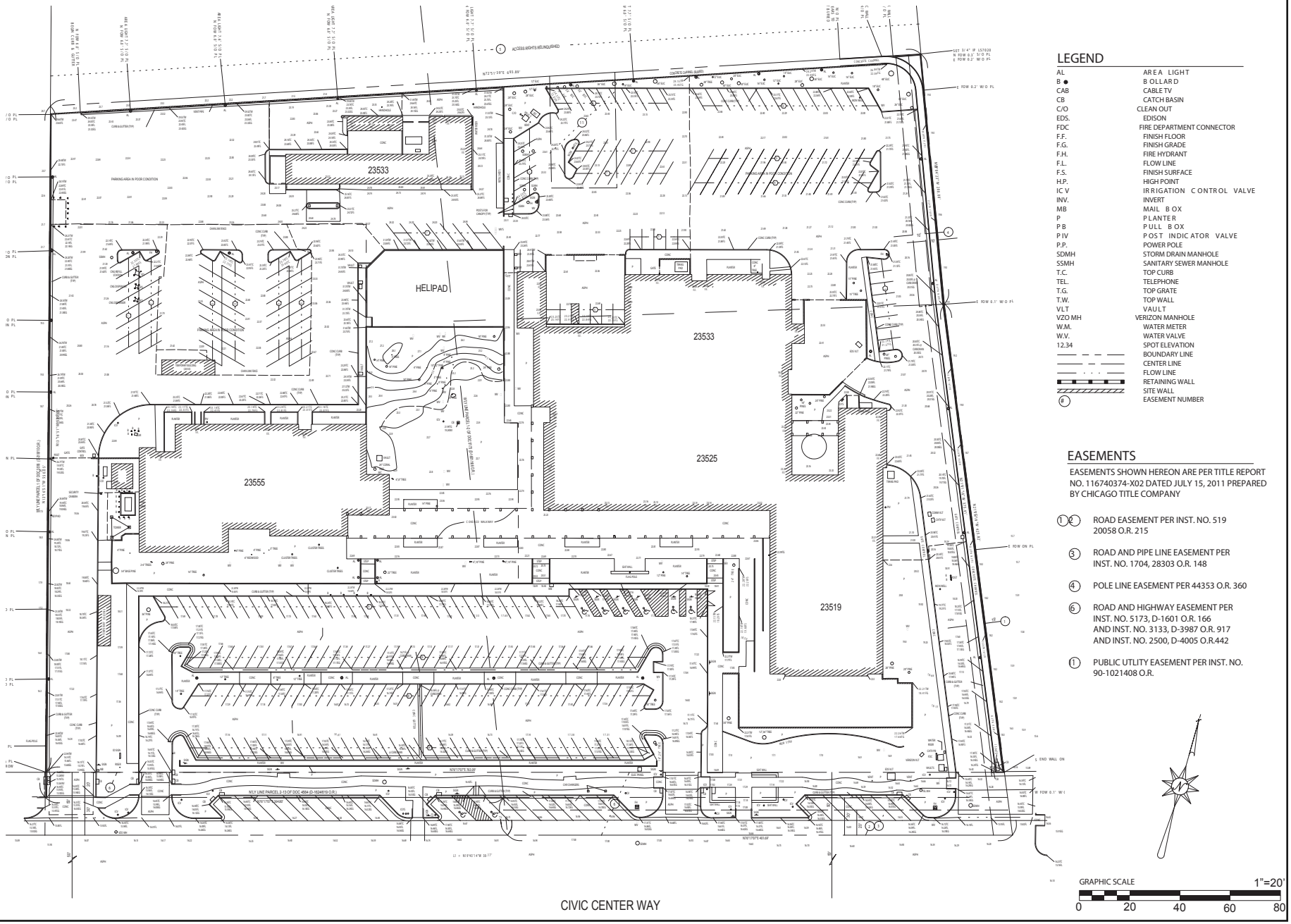
Figure 2.2
Project Site Boundaries



Source: Peak Surveys, Inc. , August 2011

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Figure 2.3
Existing Site Survey

Table 2.1
Summary of Existing Development Within the Malibu Civic Center

Land Uses		Gross Floor Area [a]	FAR Floor Area [b]
Courthouse (vacant)	Main Building	22,526	22,526
	Penthouse	1,714	1,714
	Subtotal Courthouse	**24,240**	**24,240**
Library	Main Building	14,515	14,515
	Basement	4,508	0
	Garages	2,118	0
	Penthouse	1,714	1,714
	Subtotal Library	**22,855**	**16,229**
Waterworks	Main Building	10,577	10,577
	Garages	1,992	0
	Penthouse	1,714	1,714
	Subtotal Waterworks	**14,283**	**12,291**
Sheriff's Station (vacant)	Main Building	16,603	16,603
	Basement	7,279	0
	Subtotal Sheriff's Station	**23,882**	**16,603**
	TOTAL (Civic Center)	**85,260**	**69,363**

Notes:

[a] Per Section 2.1 of the Malibu Local Implementation Plan (LIP), "gross floor area" is defined as the sum of the gross horizontal areas of the several floors of a building measured from the interior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, vehicular maneuvering areas, or any space where the floor-to-ceiling height is less than six feet.

[b] Per Section 2.1 of the Malibu LIP, for purposes of calculating floor area ratio (the formula for determining permitted building area as a percentage of lot area) the FAR is obtained by dividing the above-ground gross floor area of a building or buildings located on a lot or parcel of land by the total area of such lot or parcel of land.

Source: Building Floor area values are as reported by R.P. Laurain & Associates, October 9, 2007.

The former Los Angeles County Sheriff's Station was decommissioned in the early 1990s and the building is currently vacant. In 2013, the Los Angeles County Superior Court ceased operating out of the Malibu Courthouse, and the courthouse structure is currently vacant. Thus, the only municipal land uses that are currently in operation are the County Waterworks Facility and the Malibu Public Library. Not including the Malibu Tow Yard or Waterworks utility yard areas, which are fenced off and not available to the public, there are approximately 254 existing parking spaces within the Malibu Civic Center, including 157 spaces in the front lot and 97 spaces in the rear lot.

b. Project Site

The Project Site occupies an approximate 128,500 square foot (2.94-acre) parcel within the existing Malibu Civic Center. As shown in Figure 2.3, Existing Site Survey, the Project Site is improved with the former Sheriff's Station building, which 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. This entire structure is currently vacant.

In addition to the various municipal land uses occupying the Malibu Civic Center, portions of the Project Site are licensed to three non-governmental land uses: the Malibu Tow Yard, the Malibu Community Labor Exchange (MCLE), and the Malibu Farmer's Market. The Malibu Tow Yard is a for-profit company that provides local towing and vehicle impound services for the community. The Malibu Tow Yard occupies an approximate 40,000 square foot fenced-in area within the surface parking lot to the north of the former Sheriff's Station building. The Malibu Tow Yard's administrative services are operated out of a portable trailer. The MCLE is a nonprofit 501(c)(3) charity that operates out of a portable trailer office located in the front parking lot of the former Sheriff's Station building. The MCLE operates under the assistance of grants and donations and provides an organized hiring center location for day laborers. The MCLE operates from 6:30 a.m. to 1:00 p.m. Monday through Saturday. The Malibu Farmer's Market, operated by the Cornucopia Foundation, a non-profit organization, also operates under a conditional use permit within the Malibu Civic Center's front parking lot on Sundays from 10:00 a.m. to 3:00 p.m. In addition, Verizon maintains satellite communication equipment on the existing communications tower through a license with the County of Los Angeles.

3. ZONING AND LAND USE DESIGNATIONS

The City has three guiding documents to regulate development: the General Plan, Malibu Municipal Code (M.M.C.), and the Local Coastal Program (LCP), which consists of two volumes — a Land Use Plan (LUP) and Local Implementation Plan (LIP). M.M.C. Title 17 (Zoning) and the LIP provide development standards applicable to all new development in the City.

The City's Zoning Map and General Plan Land Use Map designate the Project Site for "Institutional" land uses. Pursuant to LIP Section 3.3(N)(1) and M.M.C. Section 17.34.010, "[t]he I District accommodates public and quasi-public uses and facilities in the City. This District includes emergency communications and services, libraries, museums, maintenance yards, educational (private and public) and religious institutions, community centers, parks, and recreational and governmental facilities."

4. PROJECT BACKGROUND

In the 1970s and early 1980s, SMC offered a full program of about 70 general education classes and several non-credit classes in Malibu each semester. Program reduction occurred over time primarily due to SMC's inability to secure permanent sites from which to offer classes. In recent years, SMC's program in Malibu has been limited to a few classes offered at the Malibu Senior Center in City Hall as part of SMC's Emeritus College program for older adults, and, more recently, a small program of evening credit classes offered during the fall and spring semesters at Webster Elementary School.

In the early 2000s, SMC conducted a multi-year facility assessment survey of all of its existing campus buildings, identification of remaining instructional facility deficiencies, and a review of potential joint-use opportunities in the communities of Santa Monica and Malibu.

In June 2004, the Santa Monica Community College District (SMCCD) Board of Trustees approved in concept acquiring a future site in the City of Malibu for the purpose of constructing a classroom facility to provide general education classes, Emeritus College classes, and special interest classes to the Malibu community. This effort was to be funded by Measure S, a bond measure that was to be placed on the November 2004 ballot.

On October 12, 2004, and prior to the November election, the SMCCD Board of Trustees authorized entering into a Joint Exercise of Powers Agreement with the City of Malibu, creating the Malibu Public Facilities Authority (the "Authority"), in connection with the expenditure of Measure S General Obligation bond proceeds on projects located within the City of Malibu.

The Authority provides for the planning for, acquisition of, and operation of new instructional opportunities in the District (intended chiefly to accommodate students from the City of Malibu) and a related clean water facility for stormwater and wastewater intended to resolve related environmental effects of the District facility. The District and the City of Malibu are each required to reach independent agreement as to the particulars of the appropriate properties and projects, prior to the expenditure of up to $25 million in funds from Measure S, the bond measure that was approved by District voters at the November 2, 2004 election.

On November 7, 2005, the SMCCD Board of Trustees authorized allocating $2.5 million of bond funds to the City of Malibu for the purchase of property to be used for holding stormwater. On July 7, 2008, the SMCCD Board of Trustees further authorized allocating $2.5 million of bond funds to the City of Malibu to be used for the construction of a wastewater treatment facility. On April 20, 2010, the Authority authorized the District's pursuit of a long-term ground lease of the Project Site owned by the County of Los Angeles for the District's use as an educational center.

On April 19, 2011, the Los Angeles County Board of Supervisors approved a request of the County's Chief Executive to commence lease negotiations with the District as to the Project Site for the District's proposed construction of that educational facility. The District would need to demolish the County's former Sheriff's Station in order to construct the educational facility.

The contemplated lease would require that the District include within the new building up to 5,700 square feet of floor area at grade level for a Community Sheriff's Substation and Emergency Operations and Planning Center to be operated by the County, including a classroom design that would convert into an Emergency Operations Center for use by the County during local emergencies.

5. PROJECT OBJECTIVES

The SMCCD Board of Trustees contemplates entering into a long-term ground lease agreement with the County of Los Angeles that would facilitate the redevelopment and re-activation of a site within the Civic Center complex currently improved with a vacant and underutilized County building. The specific objectives of the Proposed Project are as follows:

1. To secure an interest in real property in the City of Malibu to ensure the District can provide a satellite campus centrally-located in Malibu on a long-term basis to serve the local community's needs for the types of educational programming offered by the College.
2. To restore the College's presence in Malibu by faithfully expending Measure S general obligation bond proceeds for the purpose of establishing a permanent satellite campus in the City of Malibu as approved by the voters of the cities of Malibu and Santa Monica.
3. To meet the educational needs for emeritus and community college classes in the Malibu community consistent with the Santa Monica College Facilities Master Plan for Education (2004 Update) goals and policies with respect to acquiring, planning, developing, and maintaining facilities and equipment to provide the best possible educational environment and promote the use of sustainable resources.
4. To construct a new, modern, attractive, safe, energy efficient, low-scale, useful educational facility to be used by Santa Monica College as a satellite campus.
5. To construct a building that will house sufficient community college classrooms and educational support facilities to meet the existing and projected needs of the Malibu community for the next 95 years.
6. To incorporate and achieve the successful sustainable building standards of Santa Monica College within a new building that will be LEED ® certified and will, among other things, promote efficiencies in water and energy use, feature a green roof, reduce stormwater runoff, treat stormwater runoff from the reconstructed surface parking lot, control night-sky light pollution from the Project Site, incorporate native plants in project landscaping, and maximize the building's operational efficiency by providing a passive air ventilation and circulation system.
7. To establish a satellite campus in Malibu that will accommodate all of its parking needs and the Sheriff's parking needs on-site.
8. To benefit the Malibu community by facilitating the County's desire to better serve the residents of Malibu by: (a) updating the County's existing antiquated emergency communications tower with a modern monopole support tower, (b) incorporating a police substation into the ground floor of the new educational building for use by the Los Angeles County Sheriff's Department, and (c) designing and constructing a classroom or multi-purpose room in a way that facilitates its occasional temporary conversion into an emergency operations center.
9. To redevelop and reactivate an underutilized portion of the Civic Center owned by the County of Los Angeles, and establish (in place of a long-abandoned Sheriff's Station) an institutional land use that would complement and expand upon the existing public services that are currently provided within other portions of the Civic Center.

10. To provide opportunities for an interpretive center that would support Legacy Park and/or other programs to highlight Malibu's unique coastal environment and cultural history.
11. To augment funding for a new water quality treatment facility in the Malibu Civic Center for effluent and stormwater consistent with the requirements of the Regional Water Quality Control Board.

6. PROJECT CHARACTERISTICS

The Proposed Project includes the proposed demolition of the existing former Sheriff's Station building, and the construction of a new 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. As shown in Table 2.2, the Proposed Project would result in a net increase of 1,428 square feet of developed floor area as compared to the size of the existing Sheriff's Station building. The total proposed developed floor area (FAR) for the proposed Project Site is approximately 0.20 to 1.

Table 2.2
Summary of Existing and Proposed Development

Existing Development	**Floor Area (sf)**
Sheriff's Station	
Main Building	16,603
Basement	7,279
Total Existing	**23,882**
Proposed Development	**Floor Area (sf)**
Educational Facility	19,670
Community Sheriff's Substation and Emergency Operations and Planning Center	5,640
Total Proposed	**25,310**
Less Existing (to be demolished)	**23,882**
Net Increase in Development	**1,428**
Source: Quatro Design Group, July 2014.	

The SMC Malibu Campus Project would include 5 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, all of which will accommodate up to 210 students (FTE) and 12 faculty and staff members during peak time periods. The SMC Malibu Campus also proposes an 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 within the Project Site to provide pedestrian and vehicular access, surface parking, open space, landscaping, and relocation of on-site utilities, including the replacement and relocation of the existing 70 foot tall communication tower with a new communications tower up to 75 feet in height at a location approximately 10-20 feet to the west of its current location. The Proposed Site Plan is depicted in Figure 2.4, Proposed Site Plan. Figures

2.5 through 2.7 depict the Ground Level Floor Plan, Second Level Floor Plan, and Roof Plan, respectively.

The normal operating hours for the proposed community college satellite campus facility would be approximately 6:00 a.m. to 11:00 p.m. Monday through Friday. Educational programs may also occur on Saturdays. The specific programming and operational hours for the interpretive center have not yet been confirmed; however, it is anticipated that this component would operate as an ancillary facility to the college and civic center and would operate within the same general operating hours as the college. The Sheriff's Department operations are anticipated to occur on-site on a continuous 24-hour basis 7 days a week.

a. Architectural Features

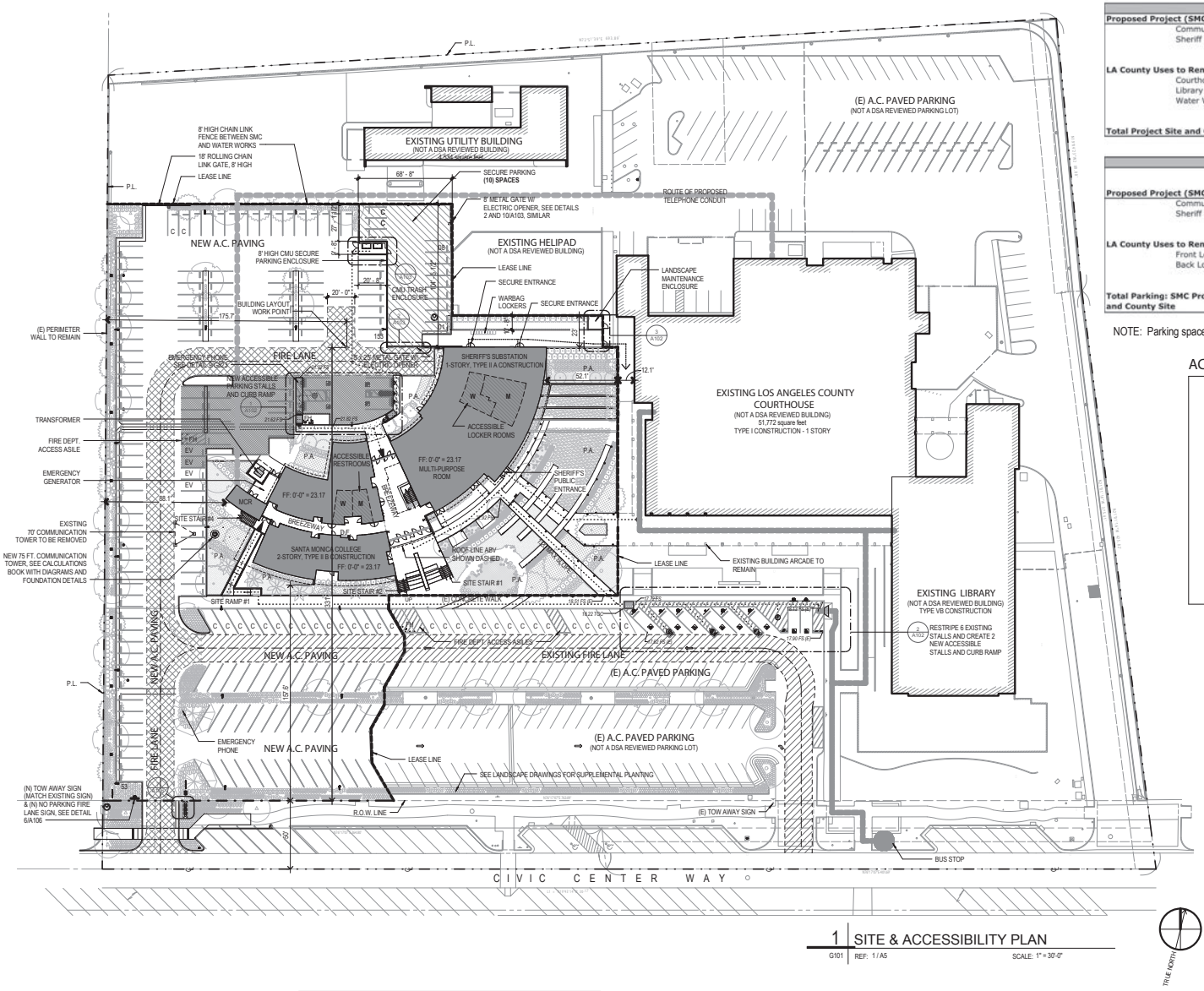
The proposed structure will include a 2-story above grade Type III building with a maximum height of approximately 35 feet - ten inches (35' – 10") above grade. The above grade portions of the structure would consist of two concrete levels. Architectural materials would include a mix of metal fascia panels, cast in place concrete walls with board formed finish, wood louvers, metal louvers, spandrel glazing and storefront glazing. Architectural features would include elements such as retaining walls, green roofs, and stepped terraces.

Building elevations depicting the scale and massing of the proposed structure are shown in Figures 2.8 through 2.11, respectively. Building cross sections of the proposed structure are presented in Figures 2.12 through 2.15, respectively. Illustrative renderings of the Project are shown in Figure 2.16. Figure 2.17 provides an illustrative rendering that depicts the respective heights of the proposed building and communication tower relative to the roofline of the existing arcade (i.e., 25 feet).

b. Emergency Communications Tower

The Project Site is currently improved with an approximate 70-foot tall steel lattice communications tower that serves as the central emergency communications center for the Malibu area. The communications tower is owned and operated by the County of Los Angeles and serves as the primary communications tower for emergency services for the Malibu community. The communications tower also supports commercial cellular microwave antenna for local cellular service providers. Verizon currently maintains satellite communication equipment on the existing communications tower through a license with the County of Los Angeles. The communications tower is located immediately adjacent to the west side of the existing Sheriff's Department building (see Figure 2.18, Emergency Communications Tower – Conceptual Rendering).

As part of the Proposed Project, the existing communications tower will be relocated and reconstructed on-site approximately 10-20 feet to the west of its current location. The existing tower lies within the proposed footprint of the new educational facility and is in need of structural repair and upgrades. The new communications tower will consist of a monopole design to a maximum height of 75-feet above grade, approximately five feet higher than the existing tower. The height and location of the monopole



1 SITE & ACCESSIBILITY PLAN
G101 REF: 1 / A5 SCALE: 1" = 30'-0"

TRUE NORTH

Parking Required			
Proposed Project (SMC)	Floor Area	Parking Ratio	Total
Community College (210 FTE)	19,670	0.85 /FTE Student	179
Sheriff Station (10 staff)	5,640	1 /employee	10
Subtotal	25,310		189
LA County Uses to Remain			
Courthouse	24,240		108
Library	16,229		65
Water Works	12,291		18
Subtotal	52,760		191
Total Project Site and County Site	78,070		380

Parking Proposed					
Proposed Project (SMC)	Standard Stalls	Compact Stalls	Accessible Stalls	Van Accessible Stalls	TOTAL STALLS
Community College (210 FTE)	156	17	4	2	179
Sheriff Station	8	2	0	0	10
Subtotal	164	19	4	2	189
LA County Uses to Remain					
Front Lot	102		7	1	110
Back Lot	86		3	1	90
Subtotal	188	0	10	2	200
Total Parking: SMC Project Site and County Site	352	19	14	4	389

NOTE: Parking space sizes based on LA County Standards.

ACCESSIBLE PATH OF TRAVEL

PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. MAXIMUM CROSS-SLOPE IS 2% AND MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL IS 5%. P.O.T. SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM (1133B.8.2) AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" (1133B.8.6). ARCHITECT TO VERIFY THAT ALL BARRIERS IN THE PATH OF TRAVEL HAVE BEEN REMOVED OR WILL BE REMOVED UNDER THIS PROJECT, AND PATH OF TRAVEL COMPLIES WITH CBC 1133B.

- EXISTING PATH OF TRAVEL
- NEW PATH OF TRAVEL
- RELEASED DETAINEES PATH OF TRAVEL

EXISTING POT TO BE VERIFIED AND NON-COMPLIANT ELEMENTS CORRECTED

DESIGN PROFESSIONAL IN GENERAL RESPONSIBLE CHARGE STATEMENT:

THE POT IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IS COMPLIANT WITH THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE ACCESSIBILITY PROVISIONS FOR PATH OF TRAVEL REQUIREMENTS FOR ALTERATIONS, ADDITIONS AND STRUCTURAL REPAIRS. AS PART OF THE DESIGN OF THIS PROJECT, THE POT WAS EXAMINED AND ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WERE DETERMINED TO BE NONCOMPLIANT 1) HAVE BEEN IDENTIFIED AND 2) THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. ANY NONCOMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE POT THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE SO INDICATED IN THESE CONSTRUCTION DOCUMENTS.

DURING CONSTRUCTION, IF POT ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CODE COMPLIANT ARE FOUND TO BE NONCONFORMING BEYOND REASONABLE CONSTRUCTION TOLERANCES, THEY SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

Per Malibu LUP / LIP and Zoning Code amendment the allowable F.A.R. is 0.20:1	
Lot Size	128,500 SF
Allowable Square Footage	128,500 (0.20) = 25,700 SF
Actual Square Footage	25,310 SF < 25,700 SF

LANDSCAPE REQUIREMENT
Total Area 128,500 SF

Required
25% of 128,500 = 32,125 SF

Provided
ground level landscape = 29,984 SF
green roof landscape = 4,370 SF
Total = 34,354 SF

SMC PARKING REQUIREMENT
Parking of 0.85 spaces per FTE is required.
Project will support approximately 210 FTE.
Required
210 FTE x 0.85 = 179 Spaces
Provided = 179 Spaces

SHERIFF PARKING REQUIREMENT
Required: 10 FTE = 10 Spaces
Provided = 10 Spaces

PERMEABLE PAVING REQUIREMENT
Required
05% of 128,500 = 6,425 S.F.
Provided = 6,430 S.F.

- FIRE DEPARTMENT ACCESS LANE
- (E) FIRE DEPARTMENT ACCESS LANE
- SECURE PARKING (10 SPACES)
- PERMEABLE PAVING

Source: Quatro Design Group, June 2015

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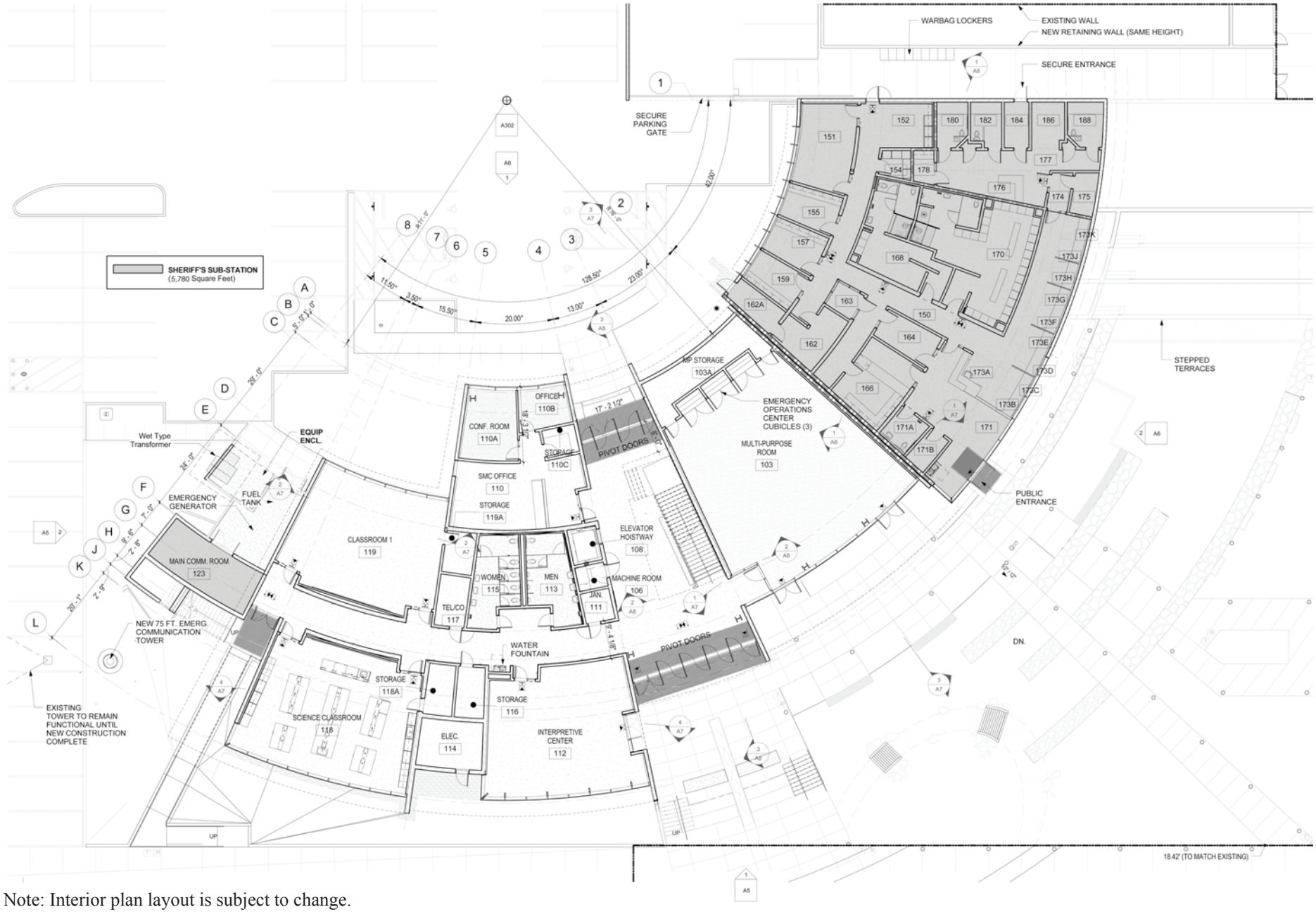
Figure 2.4
Proposed Site Plan

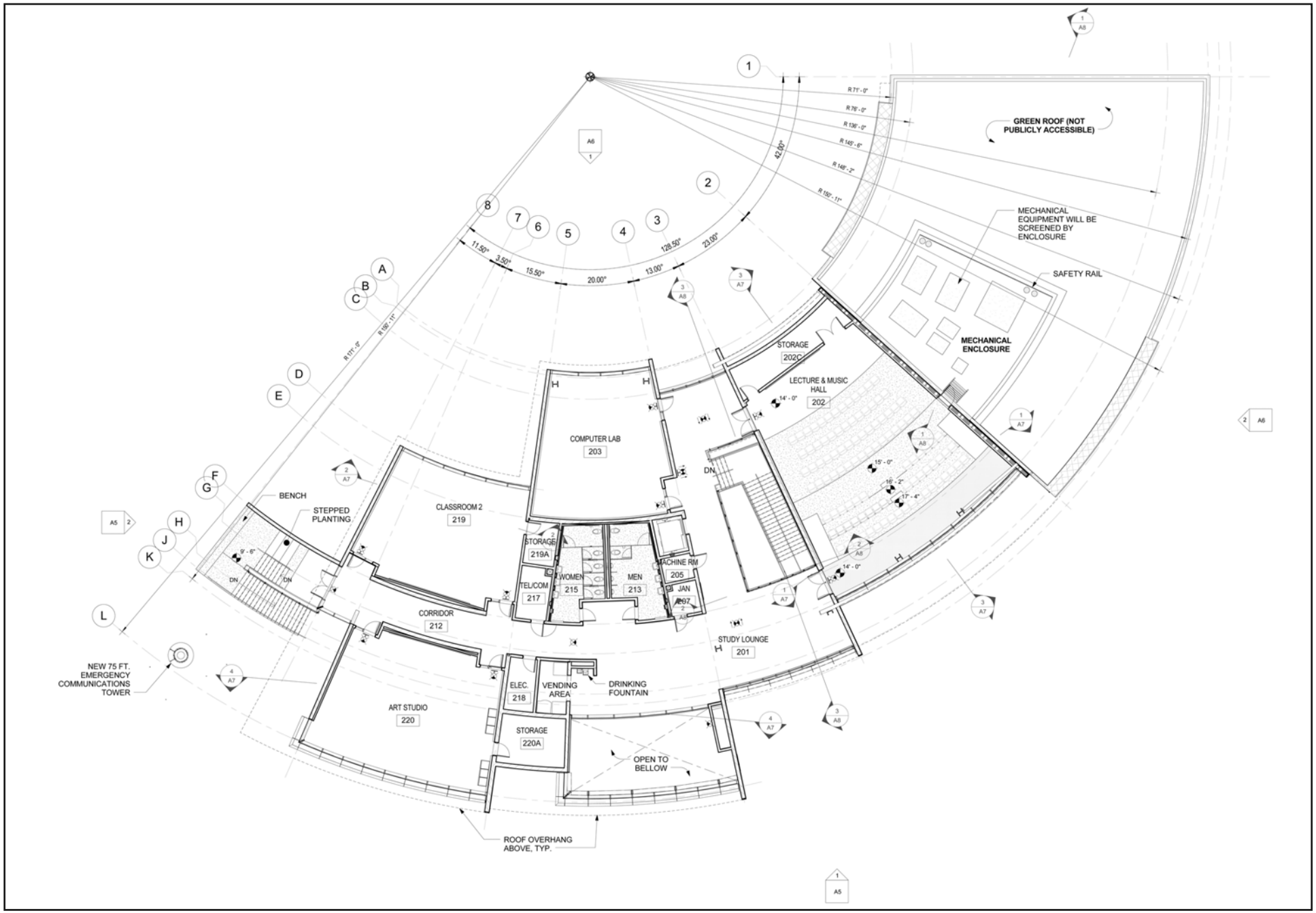


Note: Interior plan layout is subject to change.

Source: Quatro Design Group, November 2014

PARKER ENVIRONMENTAL CONSULTANTS

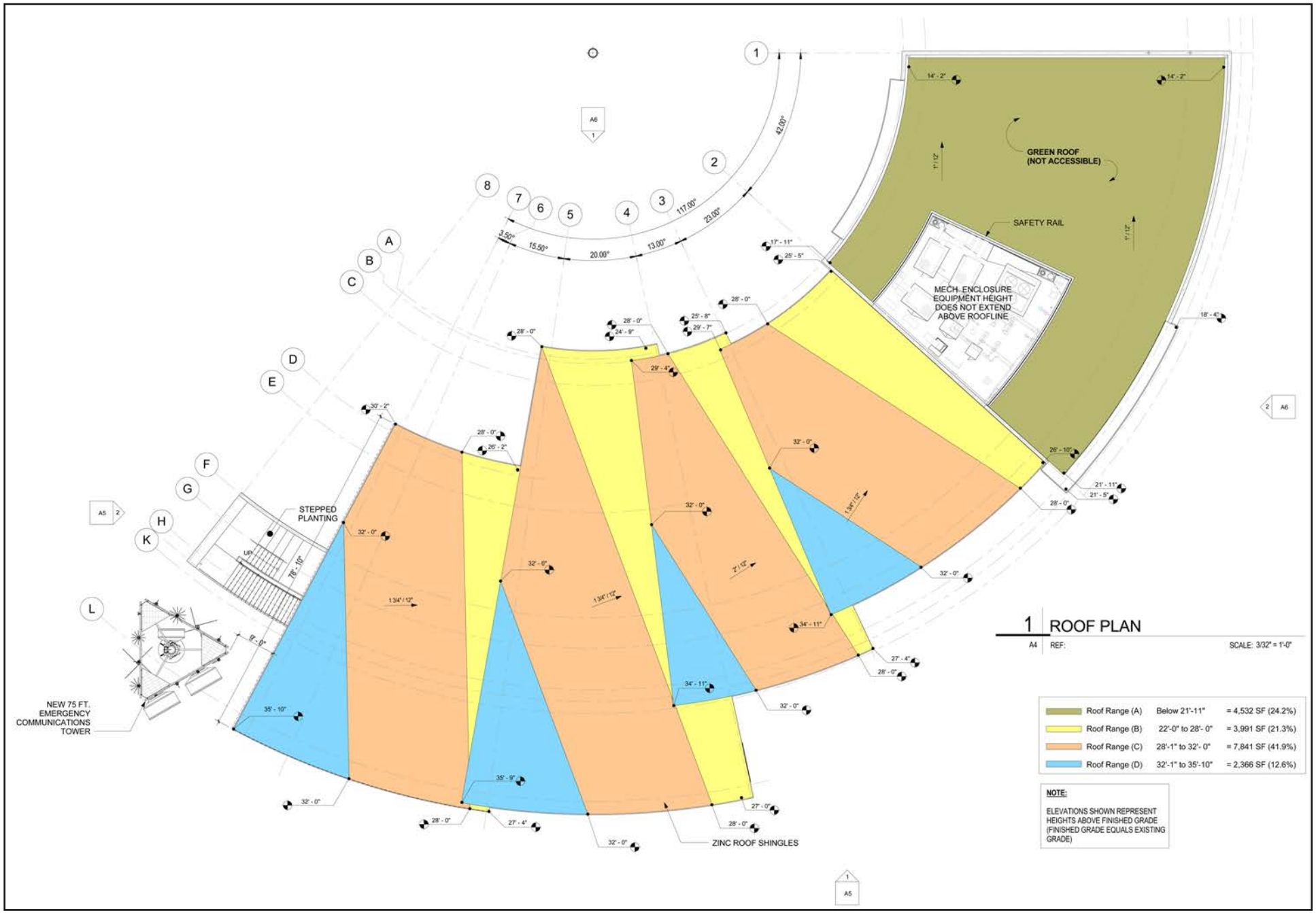
Figure 2.5
Ground Level Floor Plan



Source: Quatro Design Group, November 2014

PARKER ENVIRONMENTAL CONSULTANTS

Figure 2.6
Second Level Floor Plan



Source: Quatro Design Group, November 2014

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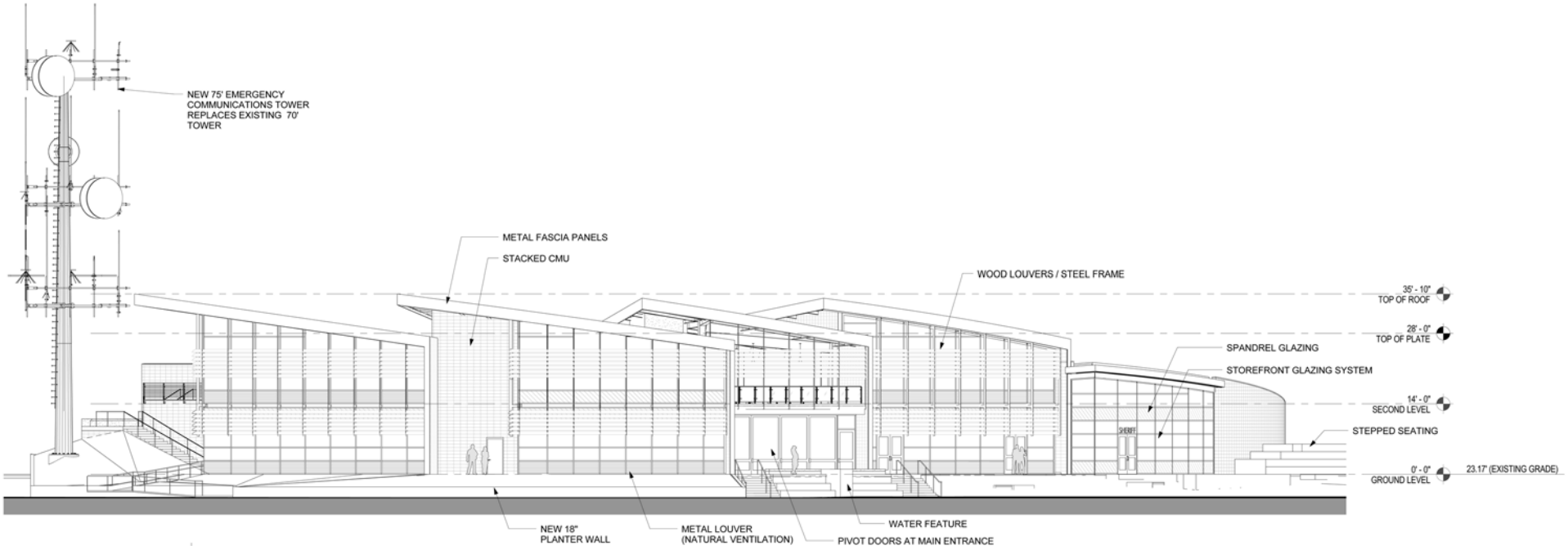
ENVIRONMENTAL CONSULTANTS

Figure 2.7
Roof Plan



Source: Quatro Design Group, November 2014

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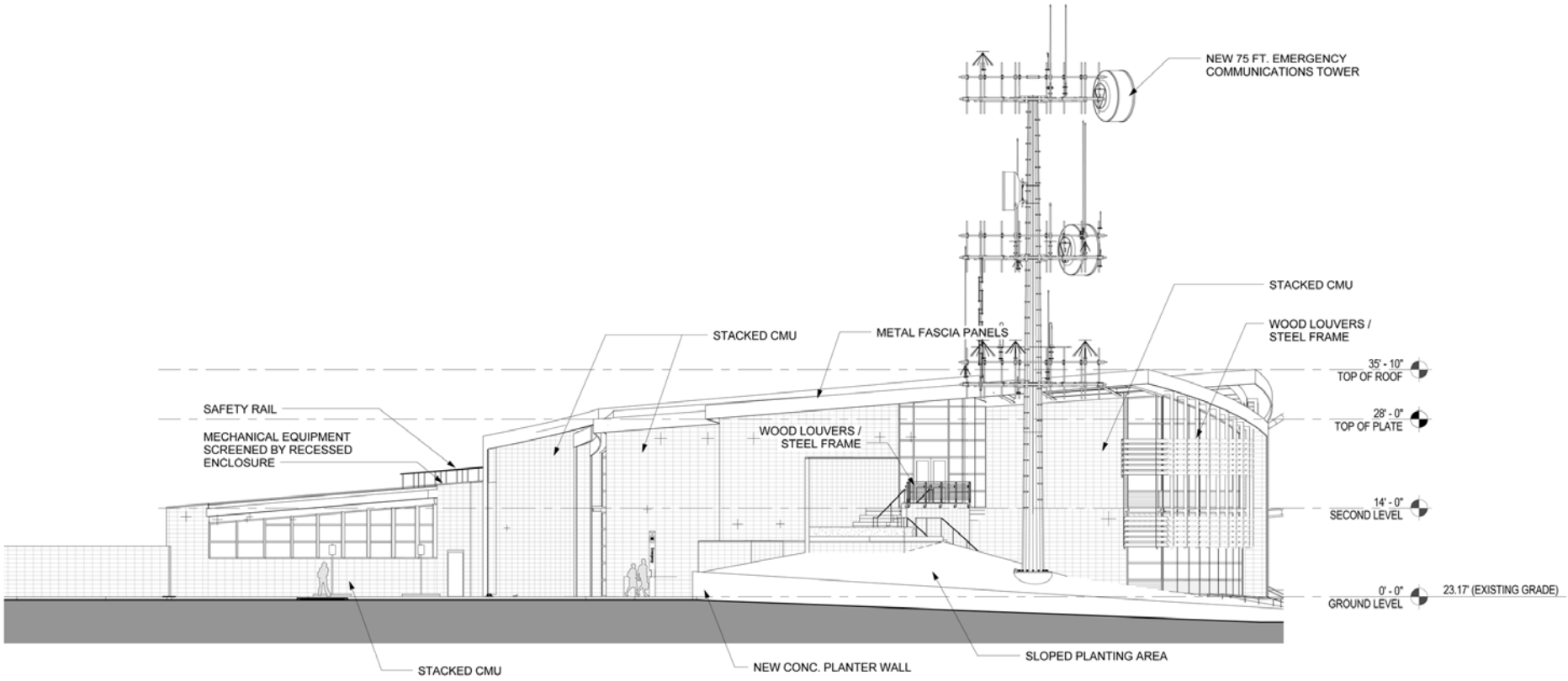
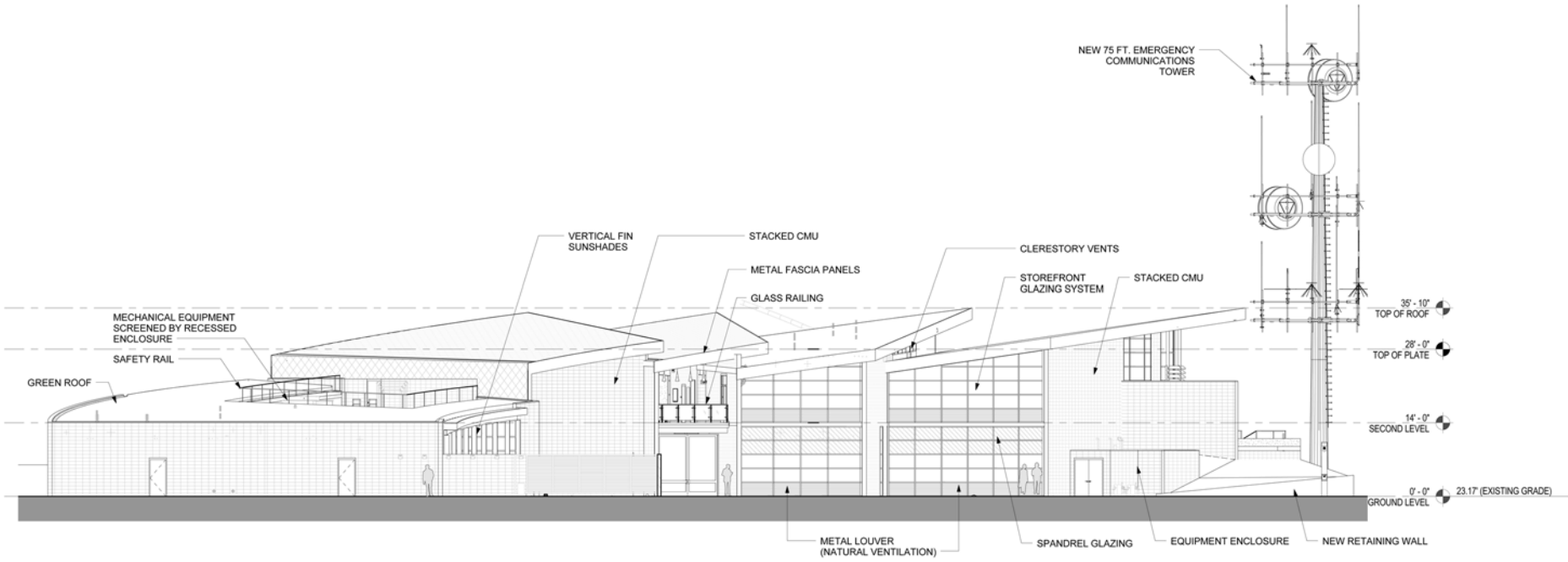
Figure 2.8
Building Elevations - South



Source: Quatro Design Group, November 2014

PARKER ENVIRONMENTAL CONSULTANTS

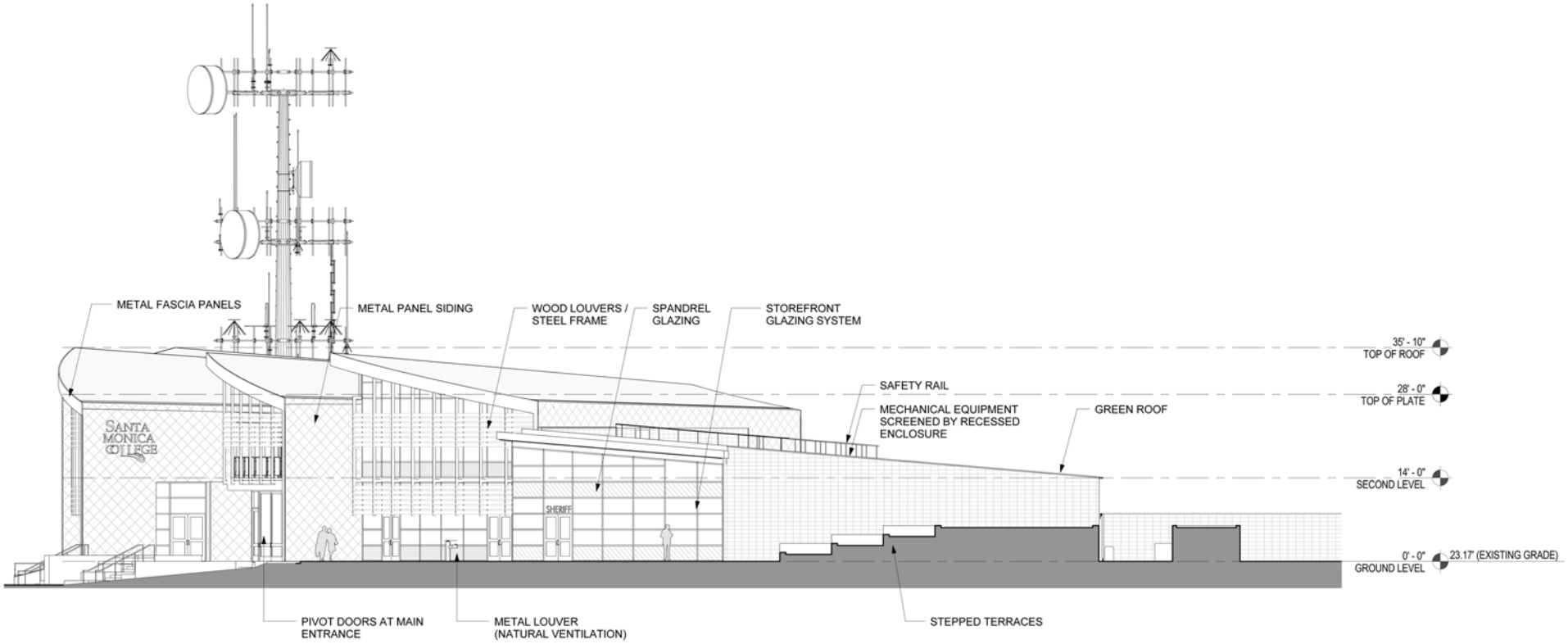
Figure 2.9
Building Elevations - West



Source: Quatro Design Group, November 2014

PARKER ENVIRONMENTAL CONSULTANTS

Figure 2.10
Building Elevations - North



Source: Quatro Design Group, November 2014

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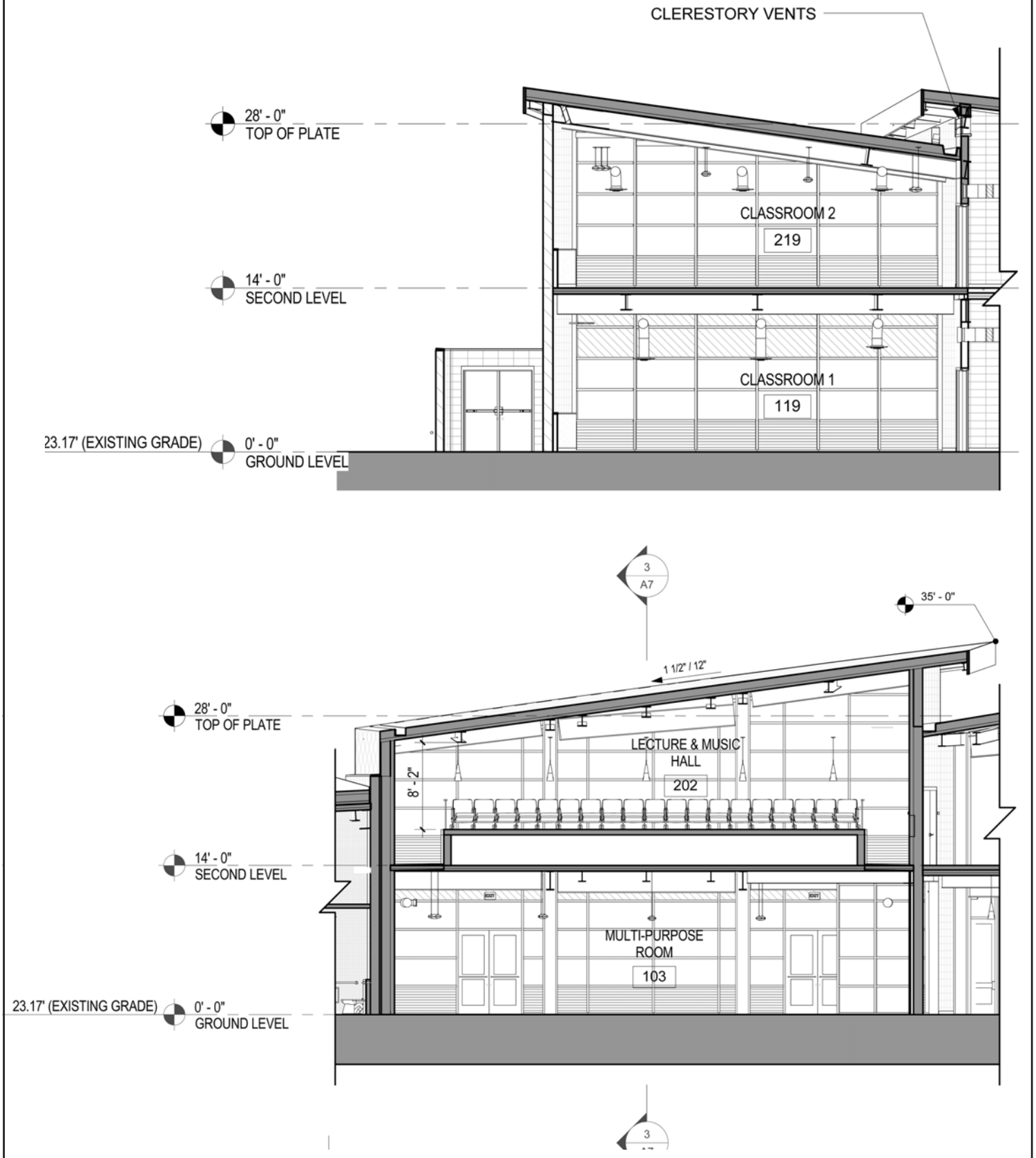
Figure 2.11
Building Elevations - East



Source: Quatro Design Group, November 2014

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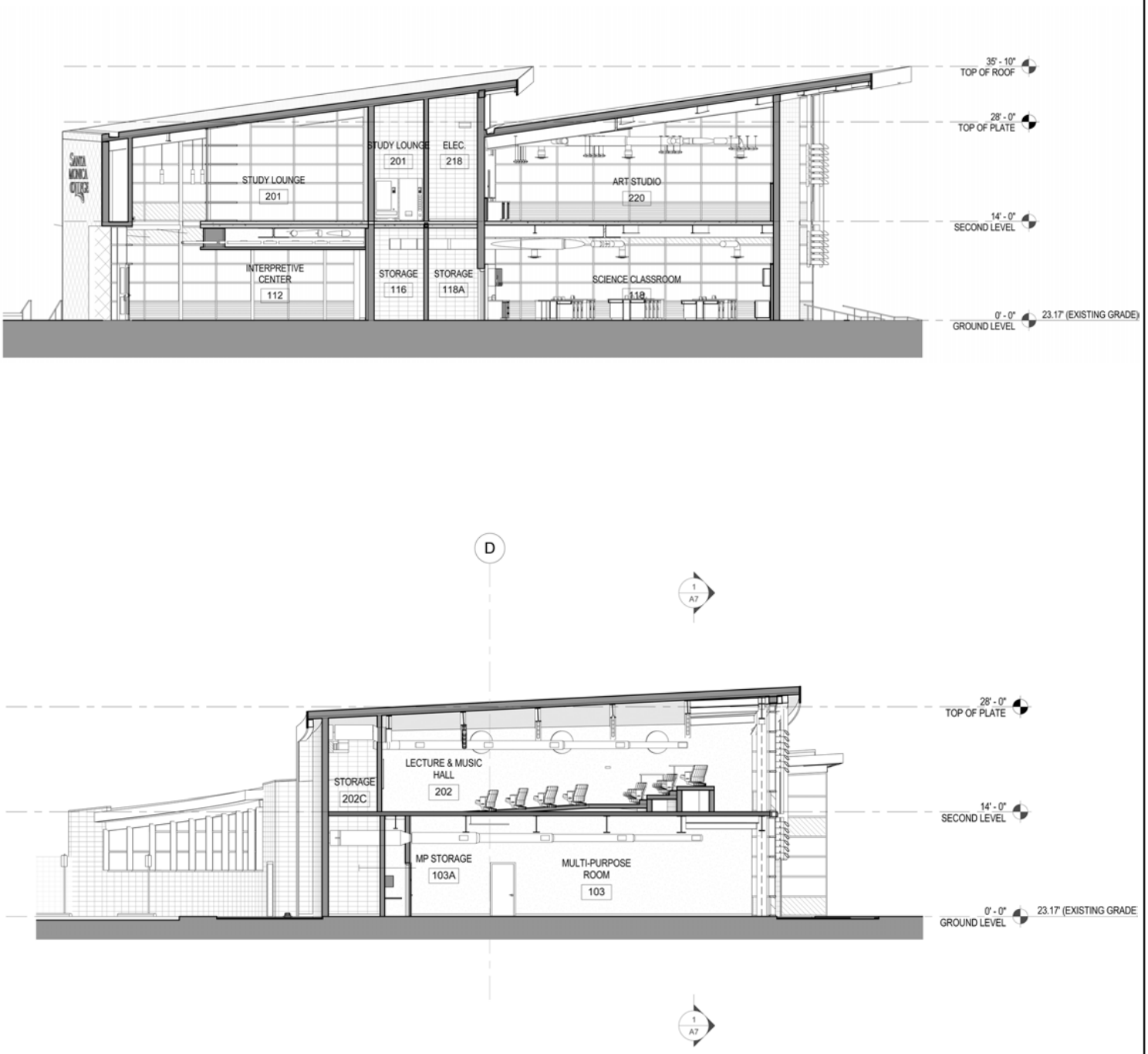
Figure 2.12
Building Sections - Section at Multi-Purpose Room, Lecture Music Hall, and Classrooms



Source: Quatro Design Group, November 2014

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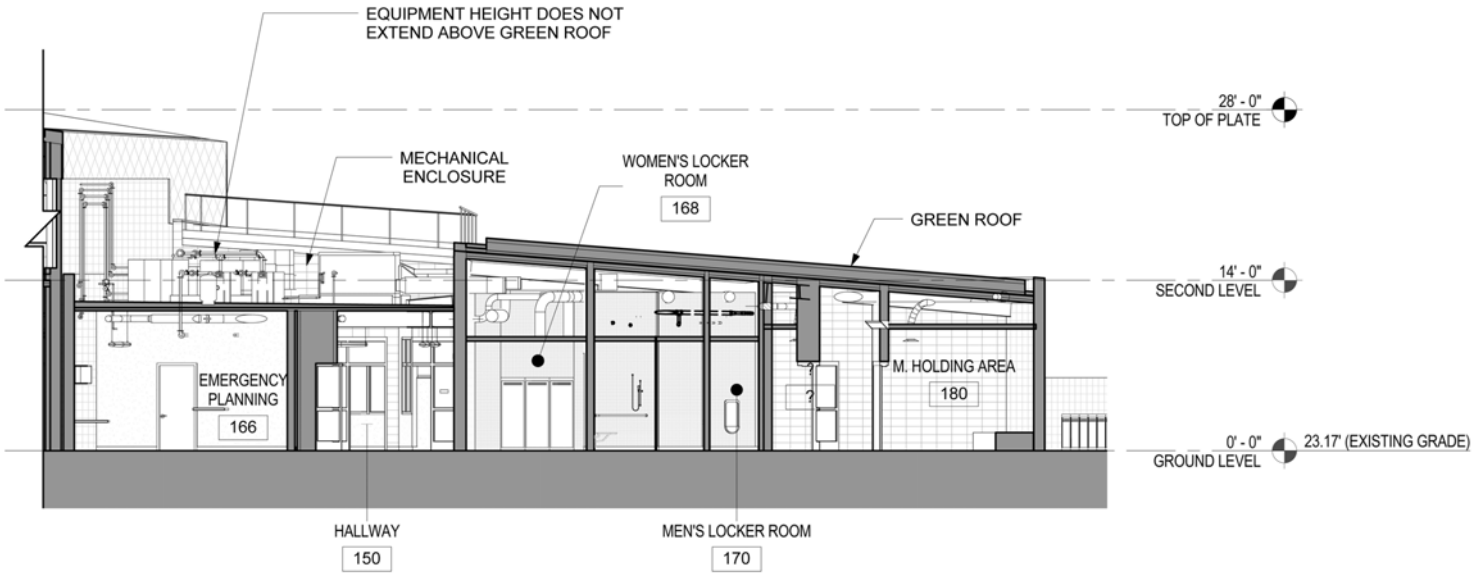
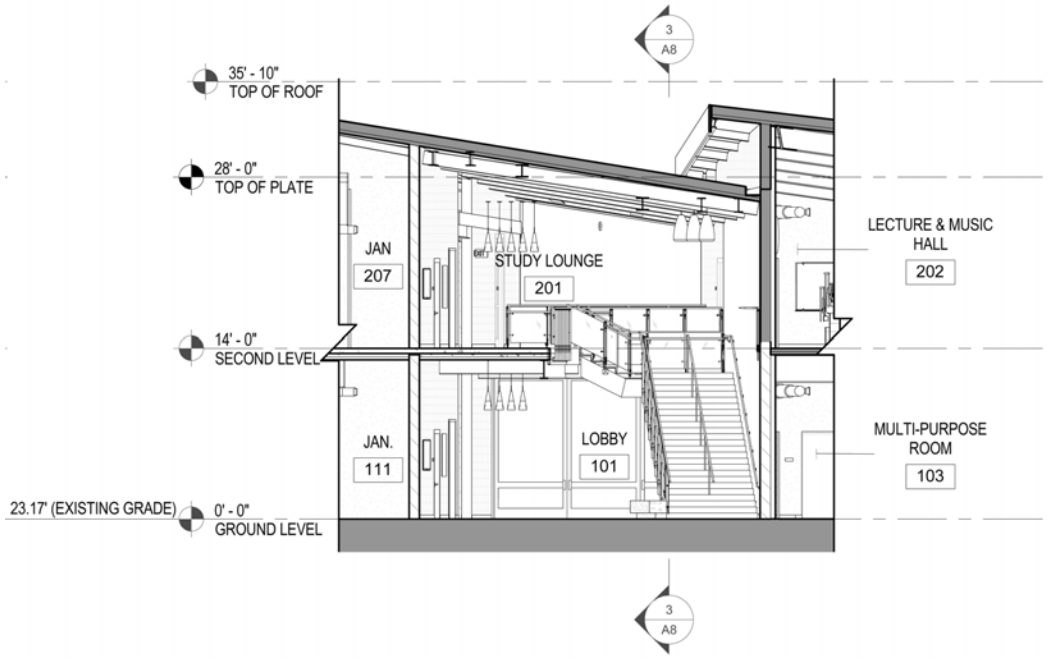
Figure 2.13
Building Sections - Section at Multi-Purpose, Lecture Hall, Storage, and Classrooms





Source: Quatro Design Group, November 2014

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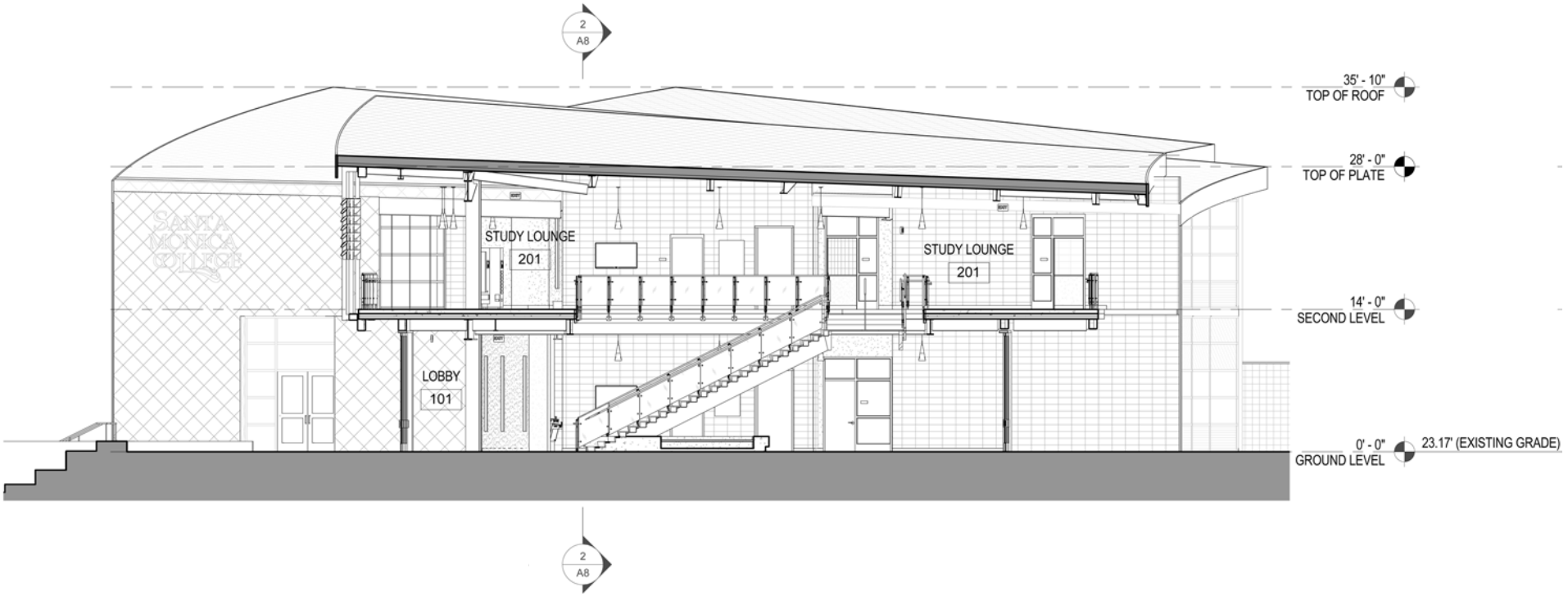
Figure 2.14
Building Sections - Section at Sheriff's Department and Lobby



Source: Quatro Design Group, November 2014

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Figure 2.15
Building Sections - Section at Lobby and Study Lounge

Source: Quatro Design Group, November 2014.

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Figure 2.16
Illustrative Renderings

Source: Quatro Design Group, November 2014

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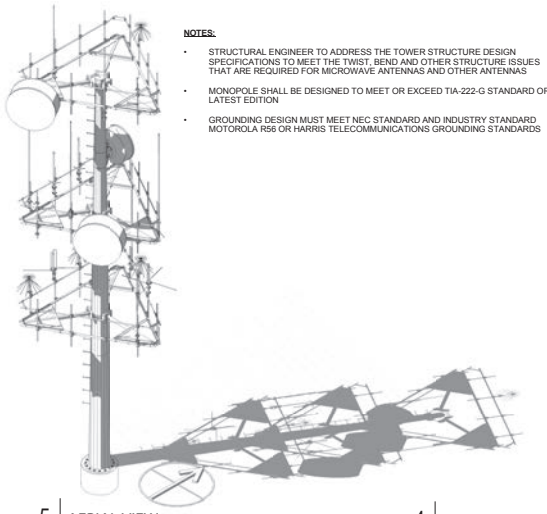
Figure 2.17
Illustrative Rendering - South Elevation with Building Height

ANTENNA LEGEND

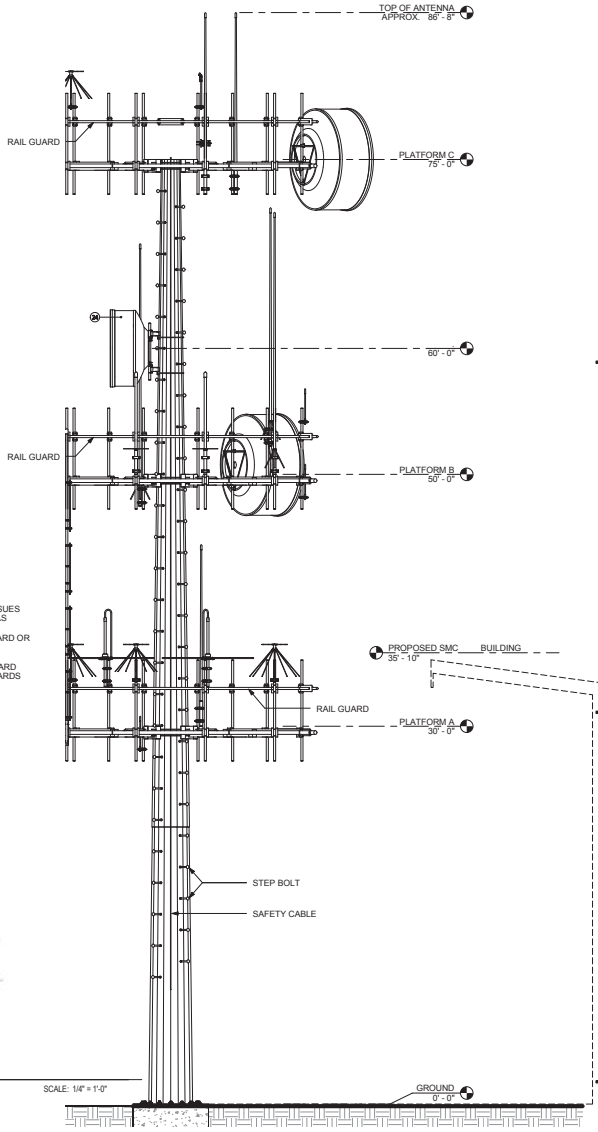
ANT. ID	MANUF.	MODEL	TYPE	TOWER LOCATION	PLATFORM
1	RFS	PD1151-6	8 dB MHz fiberglass collinear	N.S.TOWER	C
2	RFS	PD1151-6	8 dB MHz fiberglass collinear	S.E.TOWER	C
3	RFS	PD1151-6	8 dB MHz fiberglass collinear	S.E.TOWER	A
4	RFS	BA6012-2	0dB 483 MHz omni fiberglass collinear	N.E.TOWER	A
5	Kreco	D-100A	Discone (100 to 800 MHz)	N.E.TOWER	C
6	Kreco	D-40A	Discone (40 to 320 MHz)	N.S. TOWER	A
7	Celwave/RFS	PD220-3A	150-174 MHz, omni collinear	N.E.TOWER	B
8	Celwave/RFS	PD220-3A	150-174 MHz, omni collinear	N.E.TOWER	A
9	Celwave/RFS	PD220-3A	150-174 MHz, omni collinear	N.S. TOWER	B
10	DB	DB201-L	50.6 MHz omni unity gain	N.E.TOWER	A
11	DB	DB201-L	29.3 MHz omni unity gain	N.S. TOWER	A
12	Celwave/RFS	PD220-8	220 MHz, omni fiberglass	S.E. TOWER	B
13	Coment	GP-21	12 dB omni fiberglass	N.S. TOWER	B
14	Coment	GP-21	12 dB omni fiberglass	N.S. TOWER	B
15	Hy-Gain	DX-88	10-40M omni, collinear	N.S. TOWER	A
16	Spectracom	8230	GPS Time Source	S.E. TOWER	C
17	SCALA	Yagi	BDA Donor	S.E. TOWER	C
18	Celwave/RFS	BA6012-5	0 dB 483 MHz, omni fiberglass collinear	S.E. TOWER	B
19	Celwave/RFS	BA6012-5	0 dB 483 MHz, omni fiberglass collinear	S.E. TOWER	B
20	Kreco	D-100A	Discone (100 to 800 MHz)	N.S. TOWER	A
21	Kreco	D-40A	Discone (30 to 240 MHz	N.E.TOWER	A
22	RFS	DA8 59AC	8-Foot M/W, 6 GHz, s space divertisty	S.E. TOWER 135 DEGREE	C
23	RFS	DA8 59AC	8-Foot M/W, 6 GHz, s space divertisty	S.E. TOWER 135 DEGREE	B
24	RFS	SB6 190AB	6-Foot M/W, 18 GHz,	N. TOWER 32 DEGREE	60'

NOTES:

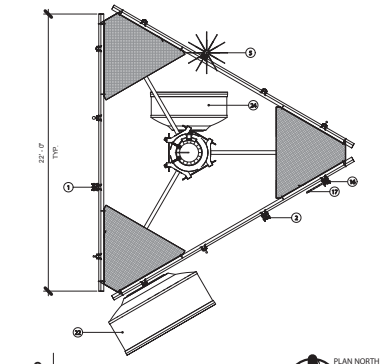
- STRUCTURAL ENGINEER TO ADDRESS THE TOWER STRUCTURE DESIGN SPECIFICATIONS TO MEET THE TWIST, BEND AND OTHER STRUCTURE ISSUES THAT ARE REQUIRED FOR MICROWAVE ANTENNAS AND OTHER ANTENNAS
- MONOPOLE SHALL BE DESIGNED TO MEET OR EXCEED TIA-222-G STANDARD OR LATEST EDITION
- GROUNDING DESIGN MUST MEET NEC STANDARD AND INDUSTRY STANDARD MOTOROLA R56 OR HARRIS TELECOMMUNICATIONS GROUNDING STANDARDS



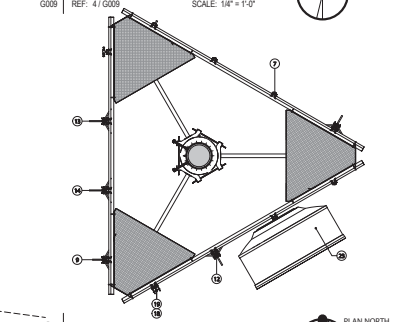
5 AERIAL VIEW
G009 | REF: | SCALE:



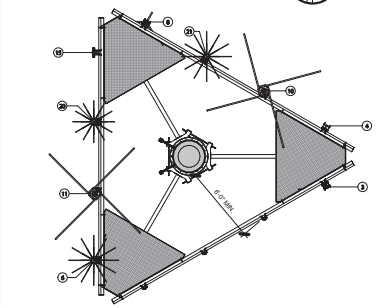
4 West
G009 | REF: | SCALE: 1/4" = 1'-0"



3 PLATFORM C
G009 | REF: 4 / G009 | SCALE: 1/4" = 1'-0"



2 PLATFORM B
G009 | REF: 4 / G009 | SCALE: 1/4" = 1'-0"



1 PLATFORM A
G009 | REF: 4 / G009 | SCALE: 1/4" = 1'-0"

Note: This rendering is considered conceptual and subject to change pending final design approval by the County of Los Angeles Internal Services Department (ISD).

Source: Quatro Design Group, May 2015

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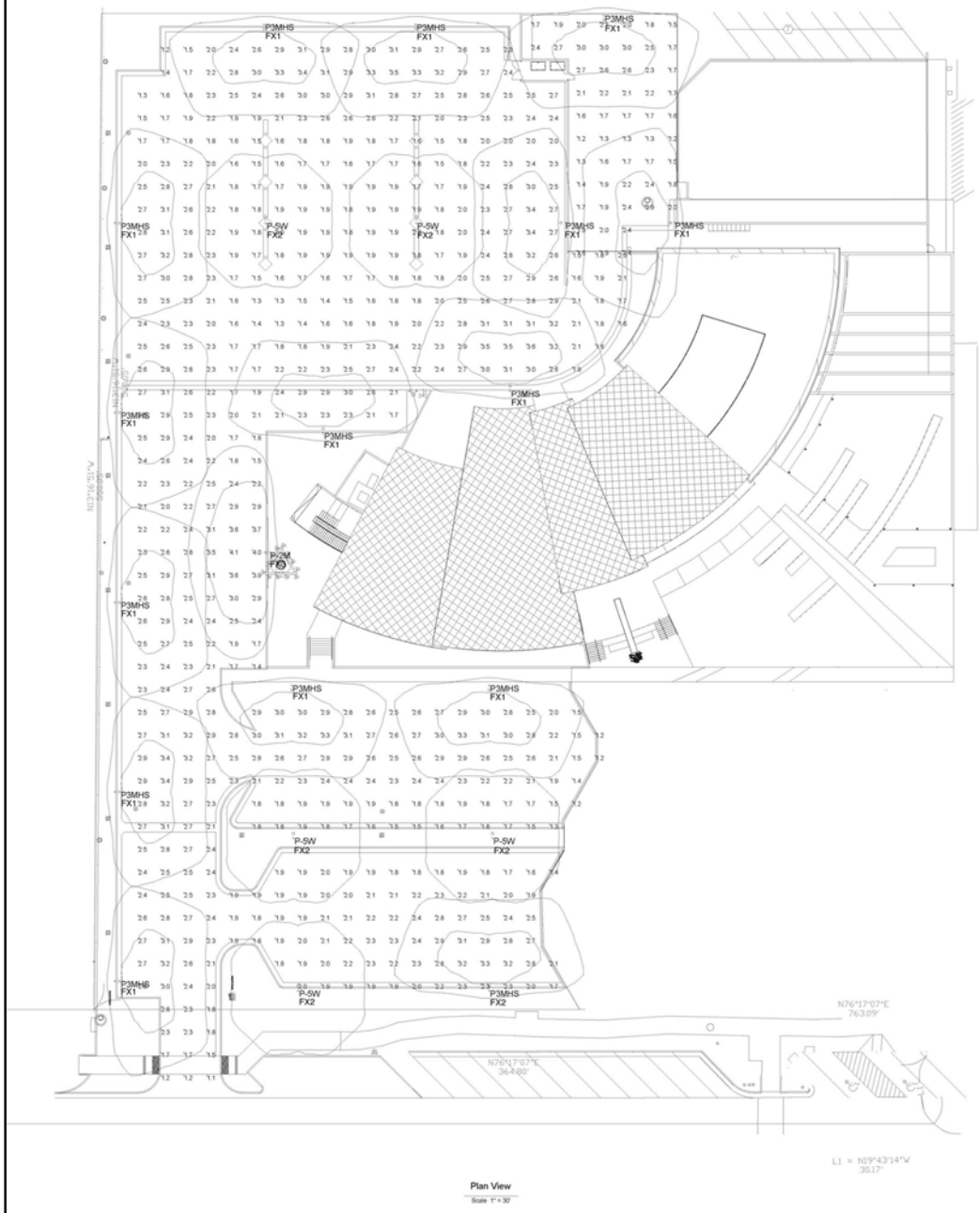
Figure 2.18
Emergency Communications Tower - Conceptual Rendering



New Parking Lot Lighting fixtures comply with Dark Sky Ordinance

Fixtures are shielded to prevent light trespass to adjacent properties

Using the allowances from the MLO (table D) assuming Lighting Zone 2

Initial lumen allowance per site 2.5/sf for LZ2 = 2.5 x 128,500 = 321,250 Lumens allowed

21 Fixtures @ 12,946 Lumens per fixture = 271,866 (project is compliant)

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot @ 0'AFG	+	2.3 fc	4.1 fc	1.1 fc	3.7:1	2.1:1
Upper Parking Lot @ 0'AFG	+	2.0 fc	3.0 fc	1.2 fc	2.5:1	1.7:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□ ▫	P-2M FX3	1	DSX0 LED 40C 1000 50K T2M MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T2M OPTIC, 5000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	DSX0 LED 40C 1000 50K T2M MVOLT HS.ies	Absolute	0.90	138
□ ▫	P3MHS FX1	15	DSX0 LED 40C 1000 50K T3M MVOLT HS	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T3M OPTIC, 5000K, @ 1000mA WITH HOUSE SIDE SHIELD	LED	DSX0 LED 40C 1000 50K T3M MVOLT HS.ies	Absolute	0.90	138
□ ▫	P-5W FX2	5	DSX0 LED 40C 1000 50K T5W MVOLT	DSX0 LED WITH (2) 20 LED LIGHT ENGINE, TYPE T5W OPTIC, 5000K, @ 1000mA	LED	DSX0 LED 40C 1000 50K T5W MVOLT.ies	Absolute	0.90	138

NOTES

1. Fixture Mounting Heights: 20'AFG
2. Calculation Grid: 10' x 10' on center spacing @ 0'AFG
3. All electrical work shall be designed per 2014 Los Angeles County electrical code, 2013 California Electrical Code, and 2011 National Electrical Code and 2008 Building Energy Efficiency Standards.
4. All electrical equipment shall be listed by UL or a Los Angeles County approved third party testing Laboratory.

Source: Quatro Design Group, November 2014

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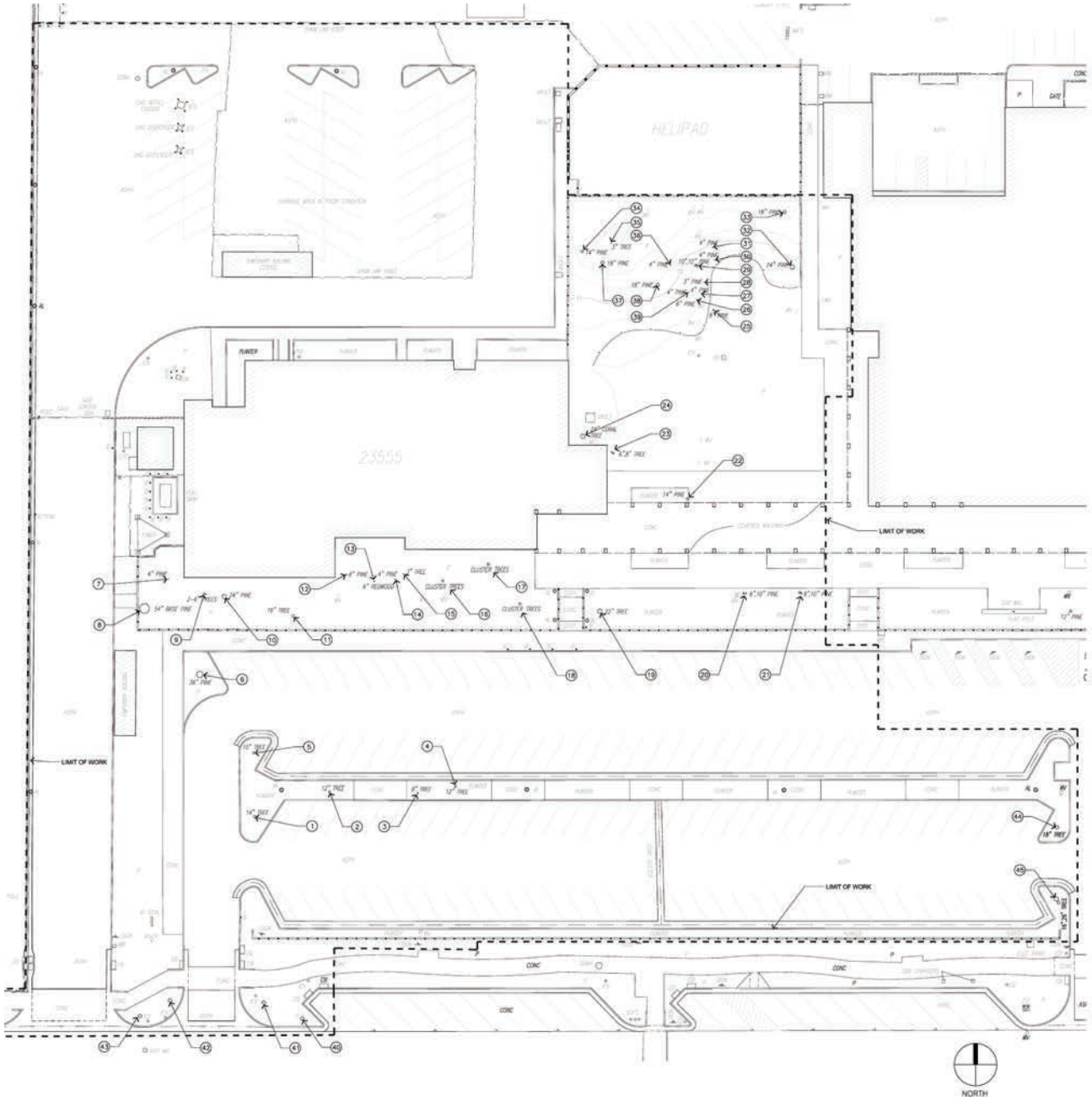
Figure 2.19
Exterior Photometric Lighting Plan



TREE INVENTORY

#	BOTANICAL NAME	COMMON NAME	CALIPER	COMMENTS
T1	PODOCARPUS SP.	FERN PINE	14"	PROTECT IN PLACE
T2	PODOCARPUS SP.	FERN PINE	12"	PROTECT IN PLACE
T3	PODOCARPUS SP.	FERN PINE	8"	PROTECT IN PLACE
T4	PODOCARPUS SP.	FERN PINE	12"	PROTECT IN PLACE
T5	PODOCARPUS SP.	FERN PINE	10"	PROTECT IN PLACE
T6	PINUS SP.	PINE TREE	38"	TO BE REMOVED
T7	PINUS SP.	PINE TREE	4"	TO BE REMOVED
T8	PINUS SP.	PINE TREE	54"	TO BE REMOVED
T9	Non-significant species	-	multi-trunked (6", 6")	TO BE REMOVED
T10	PINUS SP.	PINE TREE	24"	TO BE REMOVED
T11	PODOCARPUS SP.	FERN PINE	18"	TO BE REMOVED
T12	ARAUCARIA HETEROPHYLLA	NORFOLK ISLAND PINE	8"	TO BE REMOVED
T13	SEQUOIA SEMPERVIRENS	COAST REDWOOD	6"	TO BE RELOCATED, SEE L2.00 FOR LOCATION
T14	SEQUOIA SEMPERVIRENS	COAST REDWOOD	4"	TO BE RELOCATED, SEE L2.00 FOR LOCATION
T15	SCHINUS MOLLE	CALIFORNIA PEPPER	3"	TO BE REMOVED
T16	PODOCARPUS SP.	FERN PINE	multi-trunked (6@ 12"-18")	TO BE REMOVED
T17	PODOCARPUS SP.	FERN PINE	multi-trunked (12", 18", 24")	TO BE REMOVED
T18	PODOCARPUS SP.	FERN PINE	multi-trunked (4@ 8"-24")	TO BE REMOVED
T19	PODOCARPUS SP.	FERN PINE	22"	TO BE REMOVED
T20	PINUS SP.	PINE TREE	multi-trunked (8", 10")	TO BE REMOVED
T21	PINUS SP.	PINE TREE	multi-trunked (8", 10")	PROTECT IN PLACE
T22	PINUS SP.	PINE TREE	14"	TO BE REMOVED
T23	Non-significant species	-	multi-trunked (6", 6")	TO BE REMOVED
T24	ERYTHRINA SP.	CORAL TREE	24"	TO BE REMOVED
T25	PINUS SP.	PINE TREE	8"	TO BE REMOVED
T26	PINUS SP.	PINE TREE	6"	TO BE REMOVED
T27	PINUS SP.	PINE TREE	4"	TO BE REMOVED
T28	PINUS SP.	PINE TREE	3"	TO BE REMOVED
T29	PINUS SP.	PINE TREE	multi-trunked (10", 12")	TO BE REMOVED
T30	PINUS SP.	PINE TREE	4"	TO BE REMOVED
T31	PINUS SP.	PINE TREE	4"	TO BE REMOVED
T32	PINUS SP.	PINE TREE	24"	TO BE REMOVED
T33	PINUS SP.	PINE TREE	18"	TO BE REMOVED
T34	PINUS SP.	PINE TREE	14"	TO BE REMOVED
T35	PINUS SP.	PINE TREE	3"	TO BE REMOVED
T36	PINUS SP.	PINE TREE	4"	TO BE REMOVED
T37	PINUS SP.	PINE TREE	18"	TO BE REMOVED
T38	PINUS SP.	PINE TREE	18"	TO BE REMOVED
T39	PINUS SP.	PINE TREE	4"	TO BE REMOVED
T40	PLATANUS SP.	SYCAMORE	3"	TO BE RELOCATED, SEE L2.00 FOR LOCATION
T41	PLATANUS SP.	SYCAMORE	3"	TO BE RELOCATED, SEE L2.00 FOR LOCATION
T42	PLATANUS SP.	SYCAMORE	3"	TO BE RELOCATED, SEE L2.00 FOR LOCATION
T43	PLATANUS SP.	SYCAMORE	3"	TO BE RELOCATED, SEE L2.00 FOR LOCATION
T44	PODOCARPUS SP.	FERN PINE	18"	PROTECT IN PLACE
T43	PODOCARPUS SP.	FERN PINE	multi-trunked (16" & 26")	PROTECT IN PLACE

Source: Quatro Design Group, November 2014

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Figure 2.20
Tree Protection / Removal Plan

communications tower is depicted in the Building Elevations in Figures 2.8 through 2.11. The final design and tower specifications must be approved by the County of Los Angeles Internal Services Department (ISD). It is anticipated that the existing Verizon communication equipment will be relocated and included on the proposed communications tower and would continue to operate under the terms of Verizon's license with the County of Los Angeles.

c. Lighting

Lighting for the Proposed Project will be provided in order to illuminate the building entrances, common open space areas, and parking areas, largely to provide adequate night visibility for students, employees and visitors, and to provide a measure of security. The Proposed Project will include directional lighting with pole-mounted hooded lights in the parking lot. The light poles will include downward directional lighting fixtures to ensure outdoor parking areas and security lights do not cast excessive light on adjacent properties. The Exterior Photometric Study is depicted in Figure 2.19, Exterior Photometric Lighting Plan. Lower pedestrian level lights will also be provided within the landscape and hardscape areas illuminating the walkways and entrances to the proposed structure.

d. Landscaping

The Proposed Project will provide a minimum of 34,354 square feet of landscaped area, which includes approximately 29,984 square feet within the ground level and 4,370 square feet on the roof of the proposed structure. As shown in Figure 4.4, Proposed Site Plan, and Figure 2.7, Roof Plan, the Proposed Project features a green roof on top of the proposed structure. A total of 43 trees have been identified and logged within the boundaries of the Project Site. As shown in Figure 2.20, Tree Protection/Removal Plan, the Proposed Project will require the removal of 31 trees, the relocation of six trees, and six trees will be preserved in place. Two additional trees identified off-site, but within the front lot of the Malibu Civic Center surface parking lot, were identified for preservation in place. The proposed planting plan includes 76 trees to be planted on-site in the proposed open space areas and within tree wells in the surface parking lot. The proposed planting plan is depicted in Figure 2.21. Trees to be planted include Jervis Bay Peppermint, Marina Strawberry, Catalina Ironwood, Mexican Palo Verde, Date Palm, California Sycamore, Coast Live Oak, and Western Redbud. Tree sizes will range from 24" box trees to 48" box trees. In addition to the Tree Planting Plan, the Proposed Project will include shrubs and groundcover within the open space areas, landscaped medians within the parking areas, raised planter beds, and on the proposed green roof.

The Proposed Project would provide 6,430 square feet of permeable paving areas, or approximately 5 percent of the Project Site's lot area. The proposed Hardscape Plan is shown in Figure 2.22.

e. Signage

The Proposed Project will include a "Santa Monica College" building identification sign on the east-facing wall at the main entrance of the building. The sign will be harmonious with the environment and will not distract from the community's rural character. The building sign would be in compliance with the

Malibu General Plan Land Use Implementation Plan (LIP) Section 3.13 - Signs, that regulates the size, height, location, and placement of on-premise signs.

The Proposed Project also includes a monument sign at the driveway entrance to the front parking lot on Civic Center Way. The proposed sign will be made of solid 12" concrete blocks and will be approximately 10 feet wide and 4 feet-two inches tall. The sign will provide identification for Santa Monica College and the Los Angeles County Sheriff's Department. A rendering of the front and side elevations of the proposed monument sign is provided in Figure 2.23, Monument Sign.

f. Site Access And Circulation

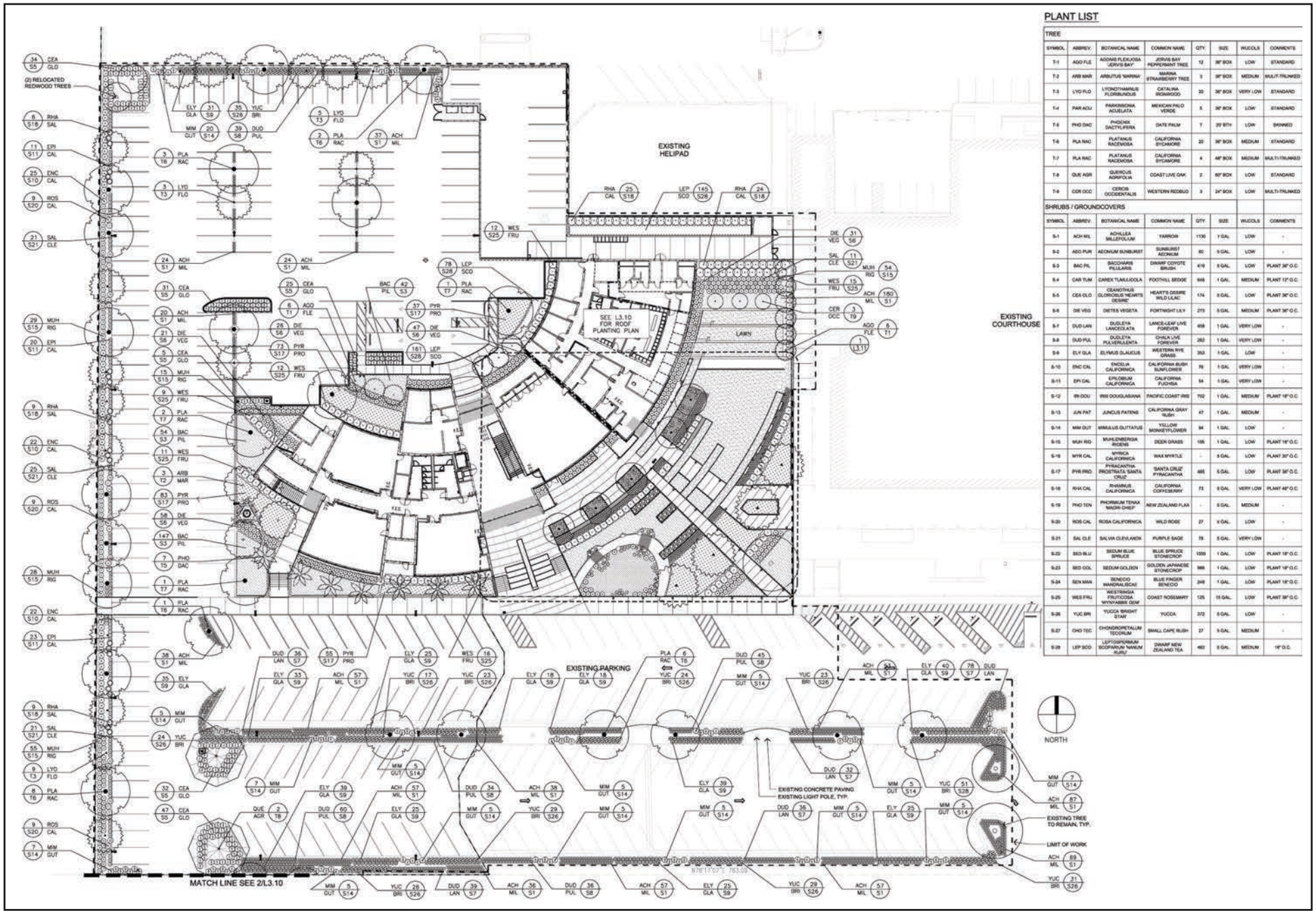
Vehicular access to the existing Malibu Civic Center is currently provided via four driveways on Civic Center Way. The most easterly driveway on Civic Center Way serves the rear (north) parking area behind the Court facilities and will therefore not serve as parking for the SMC Malibu Campus Project. The next driveway to the west serves as the easterly entrance/exit for the surface public parking area located in the front (south) side of the Court and existing Sheriff's Station building. No changes are proposed to this driveway in conjunction with the Proposed Project.

To the west, there are currently two driveways along Civic Center Way: one driveway serves the rear parking area behind the existing Sheriff's Station building and the second serves as the westerly entrance/exit for the public parking area in front of the complex. The Proposed Project proposes to consolidate the two westerly driveways into a single driveway for entry/exit. The benefits of this proposed consolidation are: 1) it would eliminate the potential vehicular conflicts related to the current side-by-side configuration of the two existing driveways, and 2) it would allow for the reconfiguration of the Civic Center public parking area, thereby increasing the number of parking spaces provided. The Proposed Site Plan provided in Figure 2.4 illustrates the proposed consolidation of the two existing westerly driveways and modification to the front parking area.

The Proposed Project will connect to adjacent sidewalks to promote walkability. The Project Site is accessible from nearby public bus transit stops (serving Metro Line 534), as well as other amenities along Civic Center Way including commercial uses that may be patronized by users of the Proposed Project.

g. Parking

A total of 189 parking spaces will be provided within the Project Site to serve the parking demands of the SMC Campus and the Sheriff's Substation. The proposed parking program will provide 164 standard stalls, 19 compact stalls, and 6 ADA accessible stalls within the lease area. As shown in Figure 2.4, Proposed Site Plan, the proposed parking and vehicle circulation plan is joined with the existing parking lot within the Malibu Civic Center. The area of the front surface parking lot that is outside of the Project Site boundaries will be repaved and restriped to align with the new parking layout within the Project Site. Upon completion of the Proposed Project, the Malibu Civic Center will include 389 parking spaces; 189 spaces within the Project Site and 200 parking spaces will remain in the off-site areas to serve the remaining land uses within the Malibu Civic Center. Of the 200 spaces within the off-site County area,



PLANT LIST

TREE

SYMBOL	ABBREV.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS	COMMENTS
T-1	AGO FLE	AGONIS FLEXUOSA 'JERVIS BAY'	JERVIS BAY PEPPERMINT TREE	12	36" BOX	LOW	STANDARD
T-2	ARB MAR	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	3	36" BOX	MEDIUM	MULTI-TRUNKED
T-3	LYO FLO	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	20	36" BOX	VERY LOW	STANDARD
T-4	PAR ACU	PARKINSONIA ACULEATA	MEXICAN PALO VERDE	5	36" BOX	LOW	STANDARD
T-5	PHO DAC	PHOENIX DACTYLIFERA	DATE PALM	7	20' STH	LOW	SKINNED
T-6	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	20	36" BOX	MEDIUM	STANDARD
T-7	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	4	48" BOX	MEDIUM	MULTI-TRUNKED
T-8	QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	2	60" BOX	LOW	STANDARD
T-9	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	3	24" BOX	LOW	MULTI-TRUNKED

SHRUBS / GROUNDCOVERS

SYMBOL	ABBREV.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS	COMMENTS
S-1	ACH MIL	ACHILLEA MILLEFOLIUM	YARROW	1130	1 GAL	LOW	-
S-2	AEO PUR	AEONIUM SUNBURST	SUNBURST AEONIUM	80	5 GAL	LOW	-
S-3	BAC PIL	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	419	5 GAL	LOW	PLANT 36" O.C.
S-4	CAR TUM	CAREX TUMULICOLA	FOOTHILL SEDGE	666	1 GAL	MEDIUM	PLANT 12" O.C.
S-5	CEA GLO	CEANOTHUS GLORIOSUS 'HEARTS DESIRE'	HEART'S DESIRE WILD LILAC	174	5 GAL	LOW	PLANT 36" O.C.
S-6	DIE VEG	DIETES VEGETA	FORTNIGHT LILY	273	5 GAL	MEDIUM	PLANT 36" O.C.
S-7	DUD LAN	DUDLEYA LANCEOLATA	LANCE-LEAF LIVE FOREVER	658	1 GAL	VERY LOW	-
S-8	DUD PUL	DUDLEYA PULVERULENTA	CHALK LIVE FOREVER	262	1 GAL	VERY LOW	-
S-9	ELY GLA	ELYMUS GLAUCUS	WESTERN RYE GRASS	393	1 GAL	LOW	-
S-10	ENC CAL	ENCELIA CALIFORNICA	CALIFORNIA BUSH SUNFLOWER	78	1 GAL	VERY LOW	-
S-11	EPI CAL	EPILOBIUM CALIFORNICA	CALIFORNIA FUCHSIA	64	1 GAL	VERY LOW	-
S-12	IRI DOU	IRIS DOUGLASIANA	PACIFIC COAST IRIS	702	1 GAL	MEDIUM	PLANT 18" O.C.
S-13	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	47	1 GAL	MEDIUM	-
S-14	MIM GUT	MIMULUS GUTTATUS	YELLOW MONKEYFLOWER	94	1 GAL	LOW	-
S-15	MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	195	1 GAL	LOW	PLANT 18" O.C.
S-16	MYR CAL	MYRICA CALIFORNICA	WAX MYRTLE	-	5 GAL	LOW	PLANT 30" O.C.
S-17	PYR PRO	PYRACANTHA PROSTRATA 'SANTA CRUZ'	'SANTA CRUZ' PYRACANTHA	465	5 GAL	LOW	PLANT 36" O.C.
S-18	RHA CAL	RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	73	5 GAL	VERY LOW	PLANT 48" O.C.
S-19	PHO TEN	PHORMIUM TENAX 'MAORI CHIEF'	NEW ZEALAND FLAX	-	5 GAL	MEDIUM	-
S-20	ROS CAL	ROSA CALIFORNICA	WILD ROSE	27	5 GAL	LOW	-
S-21	SAL CLE	SALVIA CLEVELANDII	PURPLE SAGE	78	5 GAL	VERY LOW	-
S-22	SED BLU	SEDUM BLUE SPRUCE	BLUE SPRUCE STONECROP	1559	1 GAL	LOW	PLANT 18" O.C.
S-23	SED GOL	SEDUM GOLDEN	GOLDEN JAPANESE STONECROP	986	1 GAL	LOW	PLANT 18" O.C.
S-24	SEN MAN	SENECIO MANDRALISCAE	BLUE FINGER SENECIO	249	1 GAL	LOW	PLANT 18" O.C.
S-25	WES FRU	WESTRINGIA FRUTICOSA 'WYNYABBIE GEM'	COAST ROSEMARY	125	15 GAL	LOW	PLANT 36" O.C.
S-26	YUC BRI	'YUCCA 'BRIGHT STAR'	YUCCA	372	5 GAL	LOW	-
S-27	CHO TEC	CHONDROPETALUM TECORUM	SMALL CAPE RUSH	27	5 GAL	MEDIUM	-
S-28	LEP SCO	LEPTOSPERMUM SCOPARIUM 'NANUM RUBY'	DWARF NEW ZEALAND TEA	462	5 GAL	MEDIUM	18" O.C.

Source: Quatro Design Group, November 2014

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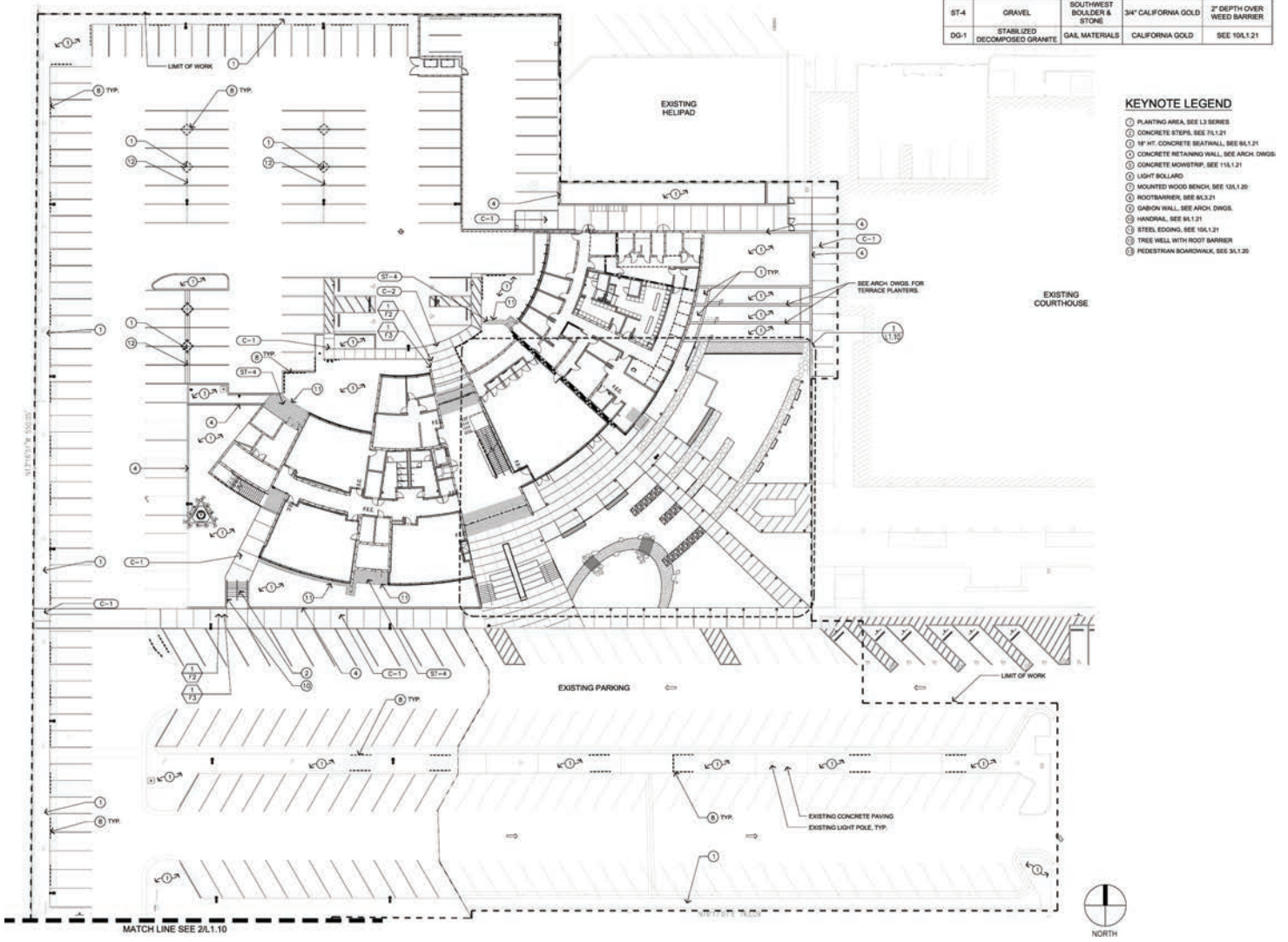
Figure 2.21
Planting Plan



Source: Quatro Design Group, November 2014

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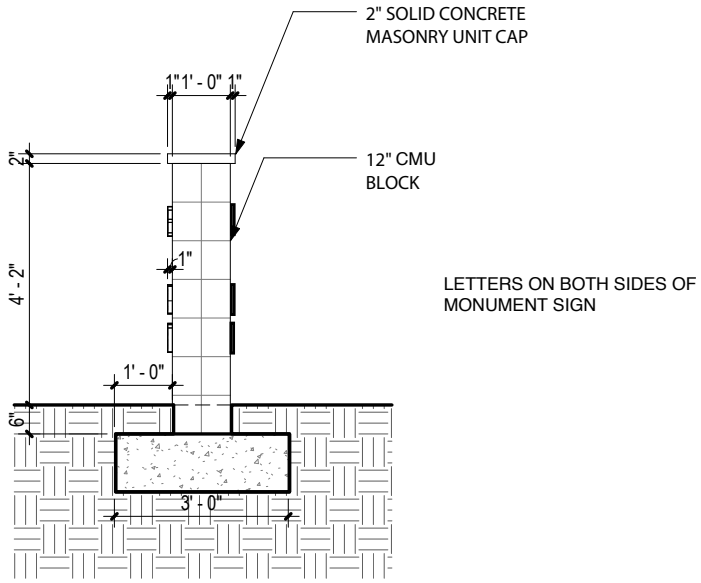
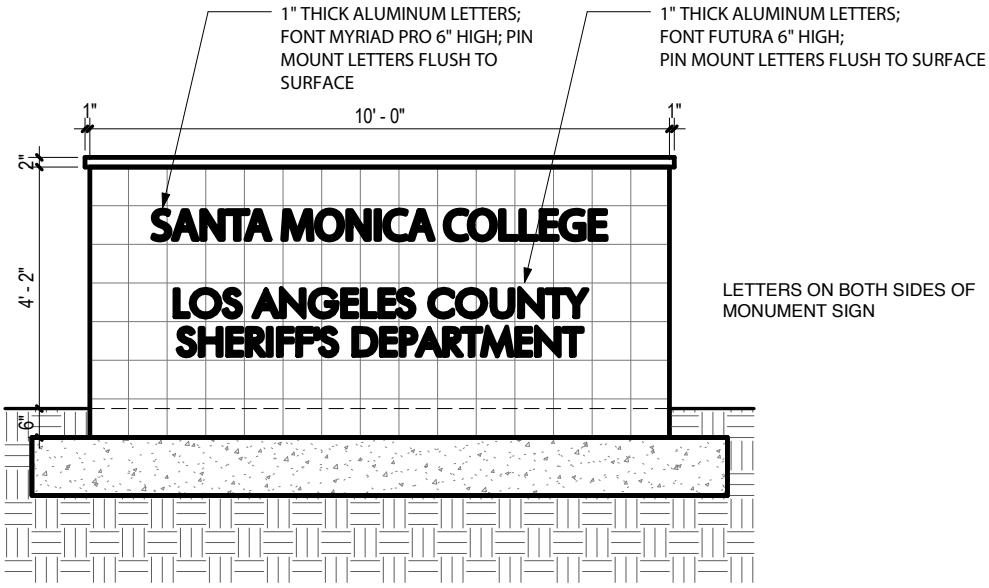
Figure 2.22
Hardscape Plan



9 MONUMENT SIDE ELEVATION

A106 REF: 6 / A106



8 MONUMENT FRONT ELEVATION

A106 REF: 6 / A106

Source: Quatro Design Group, November 2014.

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Figure 2.23
Monument Sign

110 spaces would be located within the front lot and 90 would remain in the back lot. Aside from paving and re-striping the front parking lot within the Malibu Civic Center, no further physical changes are proposed within the adjoining Civic Center property. Pursuant to Section 17.48.030, Specific Parking Requirements, the Code parking requirements for the proposed community college facility (anticipated full-time equivalent of 210 students) and Sheriff's Substation (estimated to support 10 full-time staff), a total of 189 spaces are required for the Proposed Project. As summarized in Table 2.3, below, the Proposed Project will be compliant with providing the minimum code required parking for the Proposed Project.

Table 2.3
Proposed Parking Summary

Description	Quantity	Rate	Parking Spaces Required	Parking Spaces Proposed
Proposed Project Site				
College or University (210 FTE)	19,670 sf	0.85 spaces/FTE [a]	179	179
Sheriff's Substation (10 Staff)	5,640 sf	1.0 space/employee	10	10
Subtotal Project Site	***25,310 sf***		***189***	***189***
Malibu Civic Center (Not a Part)				
Courthouse	24,240 sf	225 / square foot	108	**200**
Library	16,229 sf	250 / square foot	65	
Waterworks	12,291 sf [b]	225 / square foot [b]	18	
Subtotal Malibu Civic Center	***52,760 sf***		***191***	
TOTAL	**78,070 sf**		**380**	**389**

Notes:
FTE = Full Time Equivalent
[a] *Includes students, faculty and staff.*
[b] *Per Section 3.12.3 of the Malibu LIP, the parking requirement for the Waterworks use is based on the requirements for a public utility office and shall only be calculated based on the non-main office use area, which is the public counter area. It is assumed that the public counter area is approximately one-third of the total floor area of the gross building area (one third of 12,291 sf = 4,056 sf).*
[c] *The 200 parking spaces within area of the Malibu Civic Center that are outside the proposed lease parcel boundaries include 110 spaces within the front lot (including 6 ADA spaces), and 90 parking spaces in the back lot.*
Source: Malibu Municipal Code (M.M.C.) Section 17.48.030 and Figure 2.4, Proposed Site Plan.

As shown in Table 2.3, above, upon completion of the Proposed Project the amount of parking that will be provided within the Malibu Civic Center will meet the City's minimum code requirements for the Proposed Project uses and for the existing County uses that fall outside of the lease area. While an operational parking program has not been finalized, it is anticipated that an operational parking program will be addressed in the lease agreement between the County and SMC to include either a shared parking program or a reciprocal parking agreement to ensure the parking spaces are utilized as intended and in a manner that best accommodates all of the uses within the Civic Center.

h. Sustainable Features

SMC aims to achieve Leadership in Energy and Environmental Design (LEED®) certification for the Proposed Project. Based on well-founded scientific standards, LEED® emphasizes strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. The Proposed Project's sustainable features include, but are not limited to, the following:

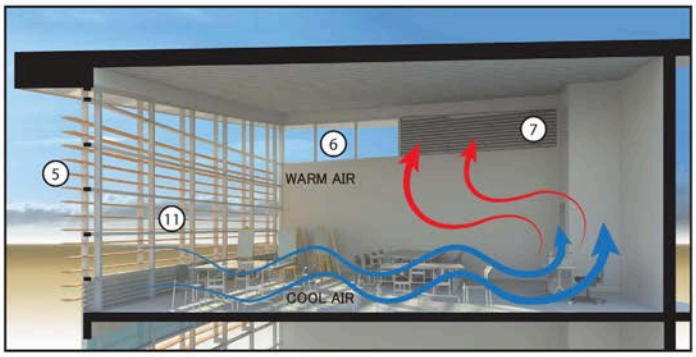
- Vaulted and raised ceilings to provide for a passive air ventilation/circulation system;
- Green roof on a portion of the structures rooftop;
- Construction and demolition (C&D) recycling program;
- Energy efficient (low-flow) water closets and waterless urinals;
- Automatic light sensors to turn off lights when rooms are not in use;
- Xeriscape (drought tolerant) landscaping with native species; and
- Permeable pavement within the hardscape areas.

An illustrative rendering depicting the various energy conservation features that are incorporated into the site plan is provided in Figure 2.24, Sustainability Features.

i. Construction

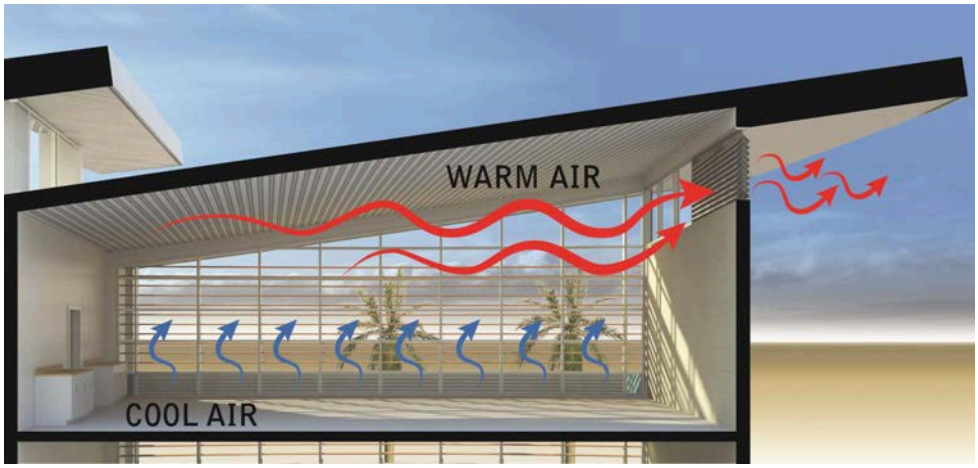
The proposed redevelopment of the Project Site will necessitate demolition of the existing building and associated hardscape improvements surrounding the former Sheriff's Station building. The proposed demolition plan is depicted in Figure 2.25, Proposed Demolition Plan. All construction and demolition debris would be recycled to the maximum extent feasible. The City of Malibu's Construction and Demolition (C&D) Debris Recycling program requires projects to recycle or reuse a minimum 50% of the waste generated. Its purpose is to increase the diversion of C&D debris from disposal facilities and to assist the City in meeting the State's 50% waste reduction mandate (AB 939). For purposes of this analysis it is assumed that the Applicant will ensure all construction and demolition activities are compliant with the City's AB 939 goals.

For purposes of analyzing the construction-related impacts, it is anticipated that the earthwork and soil import would involve 18-wheel, bottom-dump trucks with a 20 cubic yard hauling capacity (i.e., 30 tons maximum gross weight). Based on the Total Grading Yardage Verification Certificate dated June 15, 2014, grading for the Proposed Project is estimated to include 23,000 cubic yards (cy) of soil, including 9,400 cy of cut and 13,600 cy of fill. The grading plan requires excavation of the foundation and basement level of the existing Sheriff's Station that is proposed for demolition. Approximately 4,200 cy of soil is anticipated to be imported during the earthwork phase. Because the grading is required to remove existing foundations, the grading is exempt from the 1,000 cy threshold. All truck staging would either occur on-site or at designated off-site locations and radioed into the Project Site. Temporary partial lane closure on Civic Center Way may occur during Project construction to allow for deliveries and haul trucks to safely access and depart the Project Site. It is not anticipated, however, that detours around Civic



SECTION A-A THROUGH CLASSROOM:
NATURAL CONVECTION

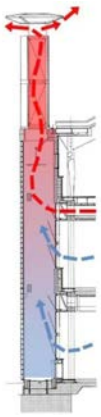
1. GREEN ROOF
2. 30% PERMEABLE PAVING
3. STORM WATER RETENTION BASIN
4. DROUGHT TOLERANT LANDSCAPING
5. SUN SHADES / ADVANCED LIGHTING CONTROLS
6. HIGH EFFICIENCY DUAL PANE GLAZING
7. VENTILATION LOUVERS
8. BICYCLE PARKING
9. PUBLIC TRANSPORTATION
10. FARMER'S MARKET
11. NATURAL DAY LIGHTING
12. RECYCLING AREA



Section through classroom

Advantages:

- Low energy
- Does not rely on wind: can take place on still, hot summer days when most needed.
- Natural occurring force (convection)
- Stable air flow (compared to wind)
- Greater control in choosing areas of air intake
- Sustainable method.



Windcatcher concept

Source: Quatro Design Group, November 2014.

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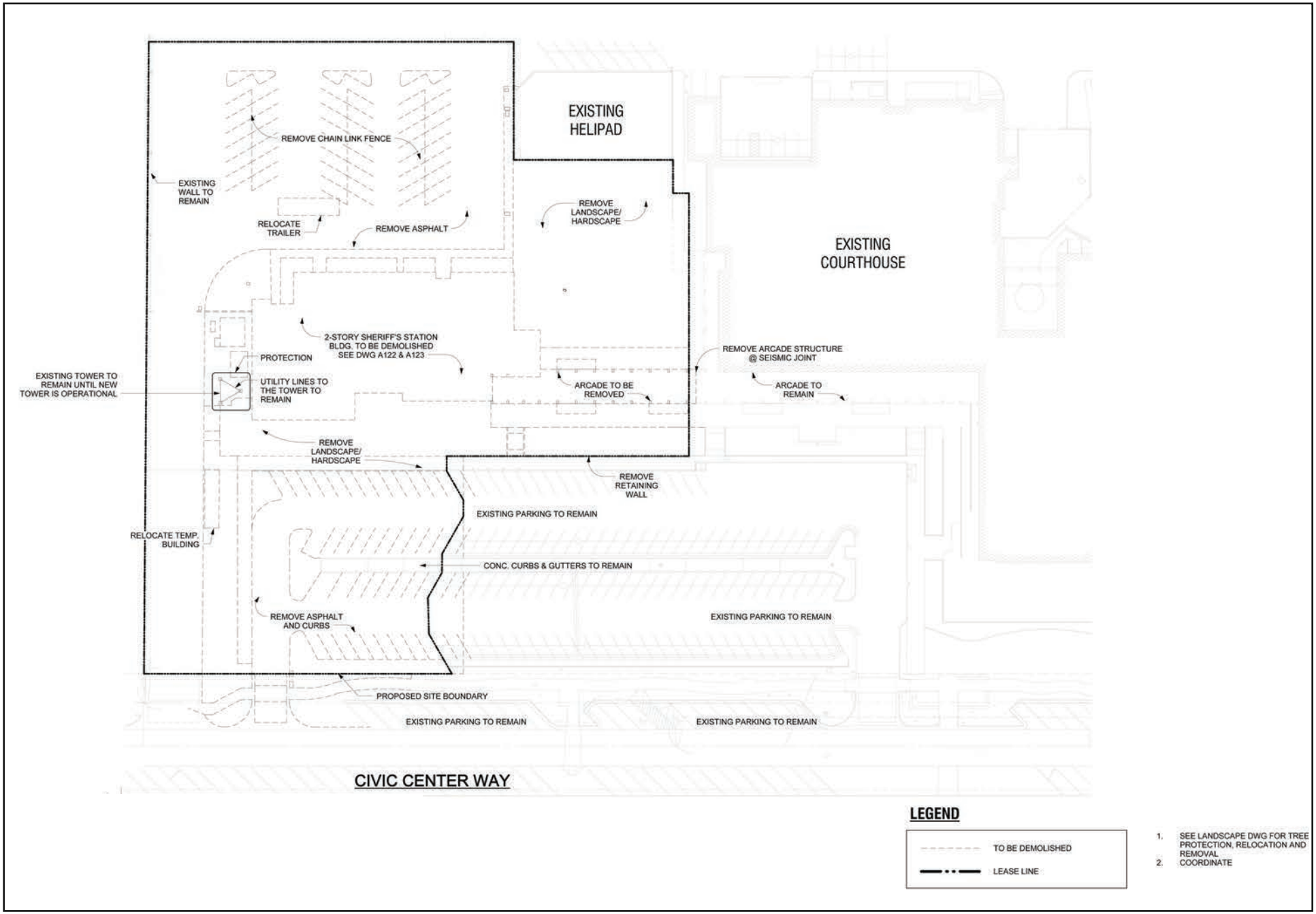
Figure 2.24
Sustainability Features



Source: Quatro Design Group, November 2014

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Figure 2.25
Demolition Site Plan

Center Way or complete road closures would result from construction activities. Flagmen would be used to control traffic movement during the ingress and egress of trucks and heavy equipment from the construction site. The Proposed Project suggests two possible haul routes, which would be subject to the approval of the City of Malibu and/or County of Los Angeles Department of Public Works, Traffic and Lighting Division. Under the first route, haul trucks and delivery trucks would generally travel along Civic Center Way between Cross Creek Road and Stuart Ranch Road/Webb Way, the portion of Cross Creek Road between Civic Center Way and Pacific Coast Highway, Webb Way, the Pacific Coast Highway, and Interstate 10 Freeway, to access and depart the Project Site. Alternatively, the local haul route may include entering/exiting the Project Site from Civic from Center Way, and using Malibu Canyon Road to reach the Calabasas, Sunshine Canyon or Chiquita Canyon landfills located outside of the City of Malibu. The route utilizing Malibu Canyon Road would require prior written approval from the County of Los Angeles.

7. DISCRETIONARY ACTIONS

a. Lead Agency

SMC is the primary governmental agency responsible for approving and carrying out the Proposed Project. As such, the EIR must be certified and the Proposed Project must be approved by the SMC Board of Directors before the Proposed Project can commence. The SMC Board of Directors will be responsible for approving the Project and entering into a ground lease agreement with the County of Los Angeles for the planned redevelopment of the Project Site and planned operation of a joint community college facility within the Malibu Civic Center.

b. Responsible Agencies

(1) County of Los Angeles

The proposed Project Site is a public facility and is owned and operated by the County of Los Angeles. Accordingly, the ground lease, and Proposed Project must be approved by the County of Los Angeles Board of Supervisors before the Project can commence. In accordance with Section 15096 of the State CEQA Guidelines, as a responsible agency the County of Los Angeles will need to consider the EIR and reach its own conclusions on whether and how to approve the Proposed Project.

(2) City of Malibu

The Project Site is located within the City of Malibu, and within the California Coastal Zone. Accordingly, SMC is seeking approval of a Coastal Development Permit (CDP) from the City of Malibu to construct and operate the Proposed Project. SMC is also requesting the following Variances from the LCP in conjunction with the Proposed Project:

1) A Conditional Use Permit for the construction and operation of a 25,310 square foot joint community college satellite campus facility to accommodate up to 210 students (FTE) within an approximate 128,500 square foot (2.94 acres) lease parcel located within the existing

400,252 square foot (9.19 acres) County of Los Angeles Malibu Civic Center complex). The completed project would result in a development floor area ratio (FAR) of 0.20:1 and would include significant public benefits and amenities in the form of the proposed land uses and public services being introduced to the Project Site.

2) A Variance from Section 3.9 of the LCP (Institutional Development Standards) to permit the construction of a building that is approximately 35 feet - ten inches (35' – 10") above grade. Structures within the Institutional Zone are permitted to a maximum height of 35 feet under Site Plan Review provided they include certain architectural elements such as elevator shafts, stairwells, church spires, and belfries. The proposed structure's architecture does not fall within the stated criteria to be approved through a Site Plan Review, and thus a variance is being requested.

3) A Variance from Section 3.14 of the LCP (Wireless Communications Antennae and Facilities) to permit the relocation and replacement of an existing 70-foot emergency communications tower with a new monopole emergency communications tower that is 75 feet. The existing communications tower was built prior to the incorporation of the City of Malibu and is considered a non-conforming use. Flagpoles and satellite dishes are permitted in the Institutional Zone through the Site Plan Review process provided that they do not exceed 35 feet in height. The proposed communications tower is 75 feet high above grade, five feet higher than the existing tower, and thus a variance is being sought.

4) A Variance from Section 3.12.5D of LIP Section 3.12.5D, to permit the project to be parked according to the County of Los Angeles parking stall dimensions. The Malibu LIP requires standard parking stalls to be nine feet by twenty feet minimum. The County of Los Angeles parking stall dimensions are 8 feet by 15 feet for compact spaces and 8 ½ by 18 for standard spaces. This request will allow the parking stalls within the Project Site to be consistent with the parking stall dimensions within the portions of the Malibu Civic Center that are located outside of the Project Site.

In accordance with CEQA Guidelines Section 15096. as a responsible agency the City of Malibu will need to consider the EIR and reach its own conclusions on whether and how to approve the land use entitlements identified above.

(3) The Malibu Public Facilities Authority

The Malibu Public Facilities Authority was formed on October 12, 2004 through a Joint Powers Authority (JPA) agreement between the City of Malibu and Santa Monica College for purposes of acquiring property and planning for the operation of public facilities in Malibu. The Malibu Public Facilities Authority is identified as a responsible agency and will rely on information contained in the EIR for any necessary approvals that may fall under its purview.

(4) Other Agencies

Other approvals (as needed), ministerial or otherwise, may be necessary, as SMC, Los Angeles County, the City of Malibu, or the Division of the State Architect (DSA) finds appropriate in order to execute and implement the Proposed Project. SMC will be required to submit building plans to the Division the State Architect for structural safety, access compliance, and fire and life safety approvals. Other responsible governmental agencies may also serve as a responsible agency for certain discretionary approvals associated with the construction process, which include, but are not limited to the County of Los Angeles (property lease agreements), the South Coast Air Quality Management District (construction-related air quality emissions), the Regional Water Quality Control Board, Los Angeles Region (construction- related water quality), and the Board of State and Community Corrections.