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## **5. GENERAL IMPACT CATEGORIES**

### **1. LESS THAN SIGNIFICANT IMPACTS**

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Santa Monica College, as the Lead Agency, has determined through the preparation of an Initial Study that the Proposed Project would not result in a potentially significant impact related to any of the following environmental issue areas: agricultural resources, biological resources, mineral resources, population and housing, public services (schools, parks, and libraries) and public utilities (solid waste). Section 15128 of the State CEQA Guidelines states:

*An EIR shall contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were therefore not discussed in detail in the EIR. Such a statement may be contained in an attached copy of the Initial Study.*

Therefore, no further environmental review of these environmental issue areas is required. A short explanation of this determination is provided below. For further analysis of each environmental issue, see the Initial Study that was prepared for the Master Plan, which is contained in Appendix A.

#### **1. AGRICULTURAL RESOURCES**

The Project Site is located within the Civic Center Institutional (CC-I) Zoning designation and is not designated or used for agricultural uses. The Project Site occupies an approximately 2.94-acre portion of the Los Angeles County Malibu Civic Center complex and is entirely developed with buildings, paved surface parking lots and landscaped open space areas. The Project Site does not contain any agricultural uses or forested areas. Therefore, the Proposed Project would have no impact associated with the conversion of agricultural uses or forested lands. No further analysis of this issue is required.

#### **2. BIOLOGICAL RESOURCES**

The Project Site is entirely developed with an existing approximate 23,882 square foot former Sheriff's Station building, an ancillary surface parking lot, and landscaped open space areas. The Project Site does not contain any wetlands or natural vegetation. Existing vegetation on the Project Site is limited to ornamental shrubs, trees and turf within boxed planters and tree wells within the surface parking area. As shown in the tree protection/removal plan in Figure 2.19 of the project description, the vegetation that occurs within the Project Site boundaries consists of landscaped and ornamental shrubs, grass, and trees. The trees identified on-site include pines, podocarpus sp., California pepper, coral tree, and coast redwoods, which are located in tree wells, boxed planters and within the surface parking lot area. The Project Site does not contain any native oak (*quercus species*), California walnut (*juglans californica*), western sycamore (*platanus racemosa*), alder (*alnus rhombifolia*), or toyon (*heteromeles arbutifolia*) tree or other protected tree species or biological resources. Therefore, implementation of the Proposed Project would not conflict with any local policies or ordinances protecting tree species pursuant to the City's native tree protection ordinance (Chapter 5 of the LCP - LIP).

No candidate, sensitive or special status species that may be identified in local plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or the U.S. Fish and Wildlife Service (USFWS) are expected to occur on the Project Site due to the extent of existing development and human activities on-site and in the immediate vicinity of the Project Site. Furthermore, the project would not have an adverse effect on federally protected wetlands as defined by Section 404 of the clean water act as no wetlands or navigable waters are present on-site. The Proposed Project would not interfere with the movement of any native resident or migratory fish or wildlife species, and no impacts to biological resources are expected to occur.

The Project Site contains ornamental trees, which are located in tree wells, boxed planters and within the surface parking lot area. The Project Site does not contain oak trees, sycamores, California bay, black walnut, or other protected tree species or biological resources. Therefore, implementation of the Proposed Project would not conflict with any local policies or ordinances protecting or preserving biological resources.

The Project Site is not located within a designated environmentally sensitive habitat area (esha). The Project Site is currently developed with public uses and is zoned and designated for civic center-institutional land uses. No approved local, regional, or state habitat conservation plans exist for the Project Site. Therefore, the Proposed Project would not conflict with any local policies or ordinances protecting biological resources, or with the provisions of an adopted habitat conservation plan. No impact would occur with respect to biological resources and further analysis of this issue is not required.

### **3. MINERAL RESOURCES**

The Proposed Project is not located near any oil fields and no oil extraction activities have historically occurred on or are presently conducted at the Project Site. Furthermore, the Project Site is not in an area identified by the City of Malibu as containing a significant mineral deposits site that would be of value to the region and the residents of the State. Therefore, no locally designated resources would be impacted by development of the Project. No impact would occur and no further analysis of this issue is required.

### **4. POPULATION/HOUSING**

The Proposed Project will include the demolition of an existing vacant Sheriff's Station building, and the new construction of a 2-story educational facility including a Community Sheriff's Substation and Emergency Operations and Planning Center on the ground floor. The Project is intended to serve the existing needs of the Malibu Community and would not be growth inducing. Furthermore, the Proposed Project would not displace any housing units, nor would it require the construction of replacement housing elsewhere. Therefore, no impact would occur with respect to Population/Housing and no further analysis is required.

## **5. PUBLIC SERVICES**

### **a. Schools**

Public school and educational services within the City of Malibu are provided by the Santa Monica-Malibu Unified School District (SMMUSD). The Project would not generate any direct or indirect housing growth, nor would it increase the number of grade school students residing within the SMMUSD's service area. The construction of a new SMC satellite campus facility to serve the Malibu community would be considered a beneficial impact with respect to adding community college services within the City's boundaries. The impacts associated with construction of the proposed satellite campus are the focus of this EIR, and are appropriately addressed in greater detail in Section 4, Environmental Impact Analysis, of this EIR.

### **b. Parks**

The Proposed Project will include the demolition of the existing Sheriff's Station building, and the new construction of a 2-story above-grade, educational facility including a Community Sheriff's Substation and Emergency Operations and Planning Center on the ground floor. The Project would also provide for on-site open space and landscaped areas allowing for passive recreational activities. The Proposed Project is located across the street from Legacy Park, a new 15-acre open space area that was recently developed to provide for increased water quality, riparian habitat, and passive recreation and environmental education. The visitors of the Project Site would be well served by the passive open space areas provided within the Project Site and the Legacy Park facility and would not substantially increase demands for additional park and recreational facilities within the City of Malibu. No further analysis of this issue is warranted.

### **c. Other Public Facilities**

The Project area is served by the recently renovated Malibu Public Library. The renovation project for the Malibu Library has been completed and there are no current plans for any new facilities to be provided within the immediate service area of the Project Site. Students, faculty and visitors of the SMC-Malibu Campus would likely utilize the materials and services at the Malibu Library. In addition, they would also have access to SMC's Library located on the College's main campus in the City of Santa Monica. As such, demands upon library facilities would not necessitate the construction or addition of library building space and would not result in any significant impacts. Therefore, impacts upon library services would be less than significant.

## **6. PUBLIC UTILITIES**

### **a. Solid Waste**

The Project Area is currently served by the Calabasas, Sunshine Canyon and Chiquita Canyon landfills. The Calabasas landfill is located in Agoura Hills and is owned by the County of Los Angeles and operated by the County Sanitation Districts of Los Angeles County. As of 2012, the landfill had a remaining capacity of 12.34 million cubic yards with an estimated closure date of September 30, 2028,

based on the Solid Waste Facility Permit (SWFP).<sup>1</sup> The Sunshine Canyon Landfill is jointly operated by the City and the County, has a remaining capacity of 96.39 million cubic yards.<sup>2</sup> Chiquita Canyon Landfill currently has a remaining capacity of 6.02 million cubic yards.<sup>3</sup> Thus, the Sunshine Canyon Landfill and the Chiquita Canyon Landfill combined have a remaining permitted daily intake of approximately 102.41 million cubic yards. The Sunshine Canyon Landfill has an estimated remaining life of 25 years, and the Chiquita Canyon Landfill has an estimated remaining life of seven years (based on their SWFP). An expansion of the Chiquita Canyon Landfill is currently proposed and would add a capacity of 23,872,000 tons (a 21-year life expectancy), with a increase in the permitted daily disposal capacity from 6,000 tons per day (tpd) to 12,000 tpd.

Construction of the Project would necessitate the demolition of the existing 23,882 square foot Sheriff's Station facility and the new construction of a 25,310 square foot community college facility with a Community Sheriff's Substation and Emergency Operations and Planning Center on the ground floor. Demolition and construction activities are anticipated to yield approximately 2,111 tons of construction and demolition (C&D) debris, that would be recycled to the maximum extent practical with the unrecyclable materials being transported to the Calabasas, Sunshine Canyon, or Chiquita Canyon landfills. The County Green Building Ordinance (Section 22.52.2130.c.4.b), effective January 1, 2009, requires a minimum of 65% of non-hazardous C&D debris be recycled or salvage. Thus, assuming that up to 65% of the C&D materials are recycled pursuant to local code regulations, only 739 tons of C&D debris would be disposed of at area landfills. Thus, based on the existing available capacity at these three regional landfills, there is adequate landfill capacity to accept the Proposed Project's C&D debris.

The Proposed Project would yield 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 increased building size and change in operations would therefore increase the solid waste disposal needs, as currently no solid waste is generated by the vacant Sheriff's Station building. Consistent with local regulations and SMC policies for sustainable development, the proposed facility will include waste reduction measures such as providing on-site recycling bins and hauling green waste separate from landfill-based trash receptacles in an effort to reduce the Project's impact upon area landfills. The Proposed Project would be constructed and operated in accordance with all applicable rules, regulation and policies related to solid waste. The potential impacts associated with solid waste would be less than significant, and no further analysis of this issue is warranted.

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<sup>1</sup> <http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-0056/Detail/>, accessed November 2014.

<sup>2</sup> *County of Los Angeles Department of Public Works, 2012 Annual Report, Los Angeles Countywide Integrated Waste Management Plan, November 2014.*

<sup>3</sup> *Ibid.*

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## 5. GENERAL IMPACT CATEGORIES

### 2. SUMMARY OF SIGNIFICANT AND UNAVOIDABLE IMPACTS

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Section 15126.2(b) of the State CEQA Guidelines requires that an EIR describe any significant environmental impacts which cannot be avoided. Specifically, Section 15126.2(b) states:

*“Describe any significant impacts, including those which can be mitigated but not reduced to a level of insignificance. Where there are impacts that cannot be alleviated without imposing an alternative design, their implications and the reasons why the project is being proposed, notwithstanding their effect, should be described.”*

Based on the analysis contained in Section 4.0. Environmental Impact Analysis, of this Draft EIR, implementation of the Proposed Project would result in significant and unavoidable environmental impacts associated with construction related noise impacts. As discussed in greater detail in Section 4.9, Noise, the Project’s construction noise impacts would exceed the maximum allowable exterior noise levels for non-transportation sources at the County Public Works building, the Malibu Public Library, and Legacy Park. The construction noise levels would be below the threshold for the residential land uses to the north. Thus, the Proposed Project’s construction noise impacts would be considered a significant impact on a short term and intermittent basis during the construction period.

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## 5. GENERAL IMPACT CATEGORIES

### 3. GROWTH INDUCING IMPACTS

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Section 15126.2(d) of the State CEQA Guidelines requires a discussion of the ways in which a proposed project could be growth-inducing. This would include ways in which the project would foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Section 15126.2(d) requires an EIR to:

*“Discuss the ways in which the proposed project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects that would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas). Increases in the population may further tax existing community service facilities so consideration must be given to this impact. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed growth in any area is beneficial, detrimental, or of little significance to the environment.”*

The proposed SMC Malibu Campus would involve the demolition of a vacant and underutilized building and the construction of a new community college satellite campus with a Sheriff’s Substation within the existing Civic Center complex, which is centrally located in the City of Malibu. One of the Project’s stated objectives is to increase efficiencies in water and energy use; and, to achieve LEED certification at the highest possible rating for an institutional education building. By definition, the proposed SMC Malibu Campus is an infill development and would not be growth-inducing because it would not include the construction of new housing, directly generate any increases to population or require the extension of regional infrastructure such as public roads, sewerage systems, and water conveyance/treatment systems.

Additionally, as a public institution for higher learning, SMC’s operations involve serving the educational needs of the community, including the residents of the City of Malibu. There are currently no public education or cultural programs offered at the community college level within the City of Malibu. Thus, the Proposed Project would be providing a public service in an area that is currently underserved. While the proposed satellite campus expansion would increase certain aspects related to SMC operations and programs, such services would not be expected to induce substantial growth with respect to indirect population growth associated with career-related relocation, because many of the new positions created would be filled by faculty and staff that are already employed by SMC. Thus, the Proposed Project would not create substantial growth-inducing impacts.

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## **5. GENERAL IMPACT CATEGORIES**

### **4. SIGNIFICANT AND IRREVERSIBLE ENVIRONMENTAL EFFECTS**

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Section 15126.2(c) of the State CEQA Guidelines states that the “uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. . . . Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.”

#### **1. IRREVERSIBLE ENVIRONMENTAL CHANGES**

The Project would necessarily consume limited, slowly renewable and non-renewable resources, resulting in irreversible environmental changes. This consumption would occur during construction of the Project and would continue throughout its operational lifetime. The development of the Project would require a commitment of resources that would include: (1) building materials; (2) fuel and operational materials/resources; and (3) the transportation of goods and people to and from the Project Site.

Construction of the Project would require consumption of resources that are not replenishable or which may renew so slowly as to be considered non-renewable. These resources would include certain types of lumber and other forest products, aggregate materials used in concrete and asphalt (e.g., sand, gravel and stone), metals (e.g., steel, copper and lead), petrochemical construction materials (e.g., plastics), and water. Fossil fuels, such as diesel, gasoline and oil, would also be consumed in the use of construction vehicles and equipment.

The commitment of resources required for the type and level of proposed development would limit the availability of these resources for future generations for other uses during the operation of the Project. However, the consumption of natural resources associated with the Project would be of a relatively small scale and would be consistent with regional and local growth forecasts in the City of Malibu and the Southern California region as a whole. Therefore, although irreversible environmental changes would result from the Project, such changes would be considered less than significant.

#### **2. SECONDARY IMPACTS**

To the extent the Project has the potential to result in secondary impacts to the environment, those impacts are addressed within the environmental impact analyses contained within Sections 4.1 through 4.12 of this Draft EIR. While the Project may require relatively minor infrastructure upgrades in the immediate Project vicinity to maintain and improve wet and dry utility lines on-site and in the immediate vicinity of the Civic Center, the Project would not necessitate off-site roadway improvements or other regional infrastructure improvements that have not otherwise been accounted for and planned for on a regional or local level. As such, secondary impacts associated with utilities and public services would be less than significant.