

**SANTA MONICA COMMUNITY COLLEGE DISTRICT
NOTICE OF PREPARATION AND SCOPING MEETING FOR THE
SANTA MONICA COLLEGE - MALIBU CAMPUS PROJECT
ENVIRONMENTAL IMPACT REPORT
[CEQA Guidelines Section 15082]
May 17, 2012**

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

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report and Public Scoping Meeting

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 Regional Water Quality Control Board - Los Angeles Region.

PUBLIC REVIEW PERIOD: May 17, 2012 to June 17, 2012.

Pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the SMCCD, as the Project Applicant and Lead Agency, has determined that a Project-level Environmental Impact Report (EIR) is required for the Santa Monica College (SMC) - Malibu Campus Project, hereinafter referred to as the “Proposed Project.” Accordingly, the SMCCD is requesting input from the general public and governmental agencies that have jurisdiction over resources in the affected project area with respect to the scope and content of the EIR. Responsible governmental agencies may rely on the information contained in this EIR when considering any subsequent permit approvals that are germane to their statutory responsibilities. In addition to approval of the Project by the SMCCD, additional approvals by responsible agencies may include, but are not limited to, the following: approval of a ground lease agreement with the County of Los Angeles, approval of a Coastal Development Permit (CDP) by the City of Malibu, and approval of an amended wastewater discharge permit by the LARQCB to connect to an existing On-Site Wastewater Treatment System (OWTS).

Affected parties, organizations and individuals are also encouraged to participate in the CEQA environmental review process by attending the public scoping meeting and providing written comments to the lead agency as directed below. The purpose of the scoping meeting is to provide an overview of the Project and solicit public comments with respect to the scope and content of the environmental analysis to be included within the EIR that is currently underway.

**Public Scoping Meeting: May 31, 2012 (Thurs., 6:00 P.M. to 7:00 P.M.)
Malibu City Hall – Multi-Purpose Room
23825 Stuart Ranch Road, Malibu, CA**

The NOP and subsequent updates will be posted on the lead agency’s web site at <http://www2.smc.edu/planning/>

PROJECT DESCRIPTION

Project Location: The Proposed Project is to be 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 9.18-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 operations, the helipad, the newly renovated 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. The location and boundaries of the Project Site are identified in Figure 1, Project Location Map (attached).

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. The Project Applicant, the 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 27,500 square foot educational facility including an approximately 5,700 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 3,618 square feet as compared to the size of the existing Sheriff's Station building. The total proposed developed floor area (FAR) is approximately 0.20 to 1. The SMC-Malibu Campus 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 to 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 associated with pedestrian and vehicular access, surface parking, open space, landscaping improvements, and relocation of on-site utilities, which may include but is not limited to, relocating an existing communications antenna. Consistent with the City's Policy For Environmental Health Review Of Development Projects Within The Civic Center Prohibition Area, the Project plans to connect to the existing OWTS currently serving the Los Angeles County Civic Center Complex, including the existing Sheriff's Station building, on an interim basis subject to verification that the new development will not exceed the current wastewater flows or capacity of the existing OWTS. The Project proposes to connect to the City of Malibu's planned wastewater treatment facility for the Civic Center Area when it becomes operational. The City's wastewater treatment facility is currently in the planning stages and will be undergoing a separate environmental review process. See Figure 2, Proposed Site Plan (attached).

Scope of the EIR: Detailed environmental analysis of the following environmental issue areas are proposed to be included within the scope of the EIR: Aesthetics, Air Quality, Geology/Soils & Seismicity, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use & Planning, Noise, Public Services (Fire and Sheriff), Traffic/Circulation & Parking, and Public Utilities (Water, Wastewater, Energy Conservation). As required by CEQA, the EIR will also include a discussion of general impact categories, including: an analysis of cumulative effects, a statement of the growth inducing impacts of the proposed project, a summary of effects found not to be significant, and statement of the Project's adverse and significant unavoidable impacts on the environment. The Initial Study Checklist Questionnaire is available to review at the Malibu Public Library and via the lead agency's web site at <http://www2.smc.edu/planning/>

Request for Agency Consultation: Due to the time limits mandated by state law, public comments on this NOP pertaining to the scope of the EIR must be received within 30 days from the date of this notice. Comment letters on the NOP shall be postmarked no later than June 17, 2012 and shall be addressed to:

Mr. Randal Lawson, Executive Vice President
Santa Monica Community College District
1900 Pico Boulevard
Santa Monica, CA 90405.

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

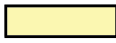




Mr. Randal Lawson, Executive Vice President

5/16/2012
Date

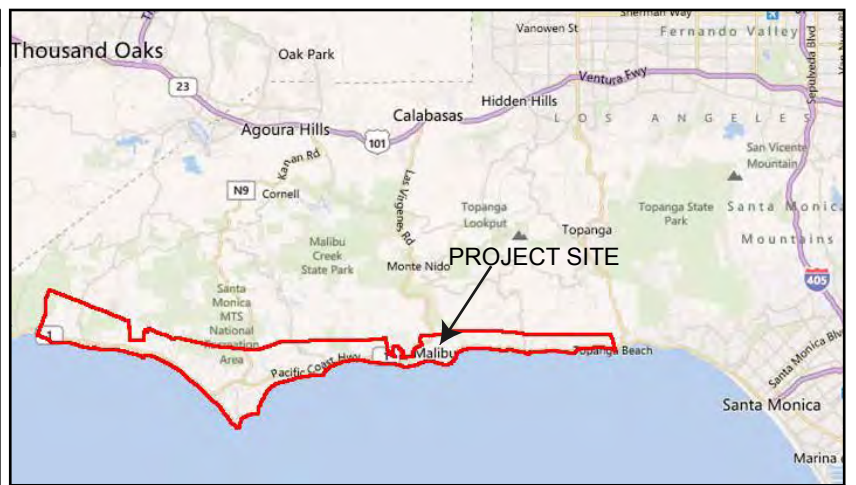


LEGEND

-  PROJECT SITE
-  CITY OF MAILBU LIMITS
-  ASSESSOR PARCEL OUTLINES



0 250 500 750 1,000
approximate scale (feet)

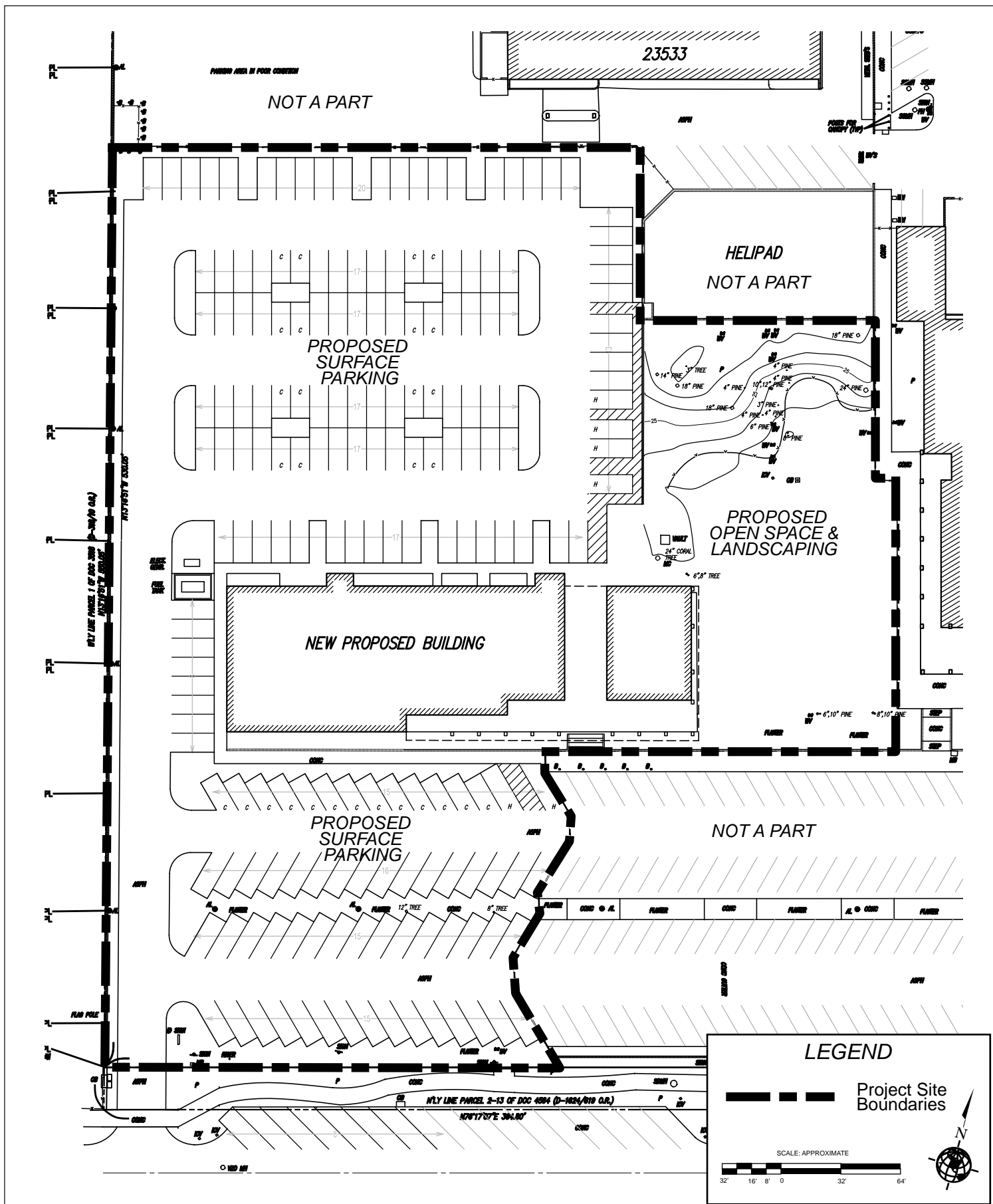


REGIONAL LOCATION MAP

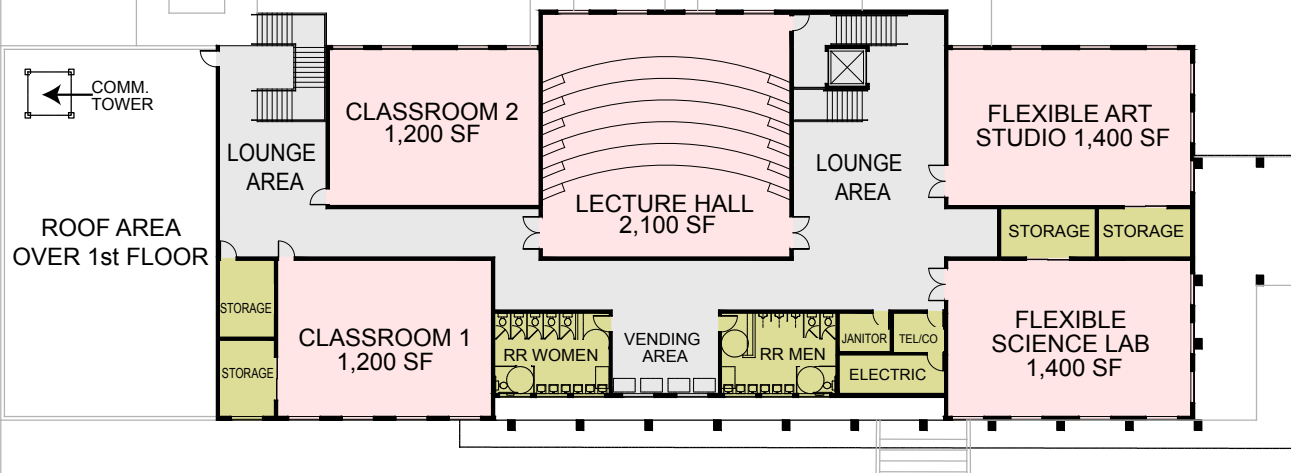
Source: City of Malibu Community View / Microsoft - Bing Aerial (2012); and Parker Environmental Consultants, 5/4/12.



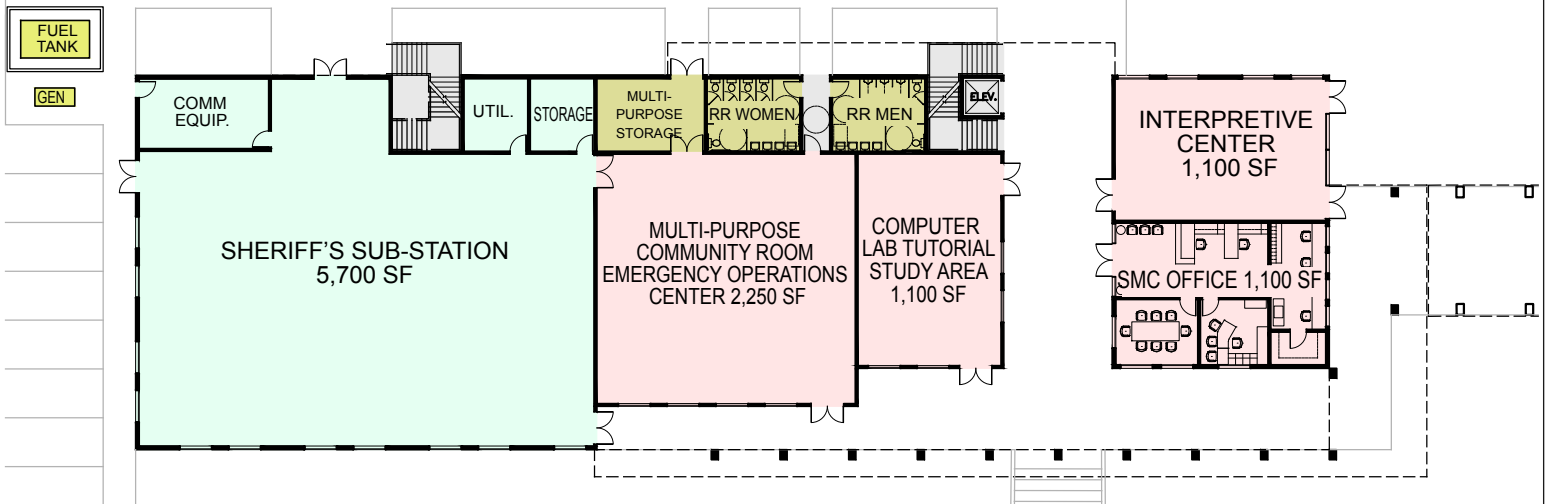
Figure 1
Santa Monica College- Malibu Campus
Project Location Map



Source: LPI Inc., and Santa Monica College, February 29, 2012. Site Plan is conceptual and subject to change.



Schematic - 2nd Floor Plan



Schematic - 1st Floor Plan

Source: LPI Inc., and Santa Monica College, February 29, 2012.