


# SANTA MONICA COMMUNITY COLLEGE DISTRICT CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY CHECKLIST

[CEQA Guidelines Section 15063]

<b>PROJECT TITLE</b> Santa Monica College – Malibu Campus Project	<b>DATE</b> May 17, 2012
<b>LEAD AGENCY</b> Santa Monica Community College District 1900 Pico Boulevard Santa Monica CA 90405	<b>RESPONSIBLE AGENCIES</b> City of Malibu, County of Los Angeles, Regional Water Quality Control Board – Los Angeles Region.
<b>PROJECT LOCATION:</b> <p>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 Malibu 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 to the NOP).</p>	
<b>PROJECT DESCRIPTION:</b> <p>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. See Figure 2, Proposed Site Plan and Figure 3, Proposed Building (attached to the NOP).</p> <p>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 Malibu 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.</p>	

<b>DETERMINATION (To be completed by Lead Agency)</b>	
<b>On the basis of this initial evaluation:</b>	
<input type="checkbox"/>	I find that the proposed project could not have a significant effect on the environment, and a <b>Negative Declaration</b> will be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project have been made by or agreed to by the project proponent. A <b>Mitigated Negative Declaration</b> will be prepared.
<input checked="" type="checkbox"/>	I find the proposed project may have a significant effect on the environment, and an <b>Environmental Impact Report (EIR)</b> is required.
<input type="checkbox"/>	I find the proposed project may have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An <b>EIR</b> is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or <b>Negative Declaration</b> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier <b>EIR</b> or <b>Negative Declaration</b> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.
 _____ Mr. Randal Lawson, Executive VP, Business and Administration	
5/16/2012 Date	

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of a mitigation measure has reduced an effect from “Potentially Significant Impact” to “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analysis,” cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - 1) Earlier Analyses Used. Identify and state where they are available for review.
  - 2) Impacts Adequately Addressed. Identify which effects from the checklist below were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - 3) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
  - 1) The significance criteria or threshold, if any, used to evaluate each question; and
  - 2) The mitigation measure identified, if any, to reduce the impact to less than significance.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics               | <input checked="" type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Population/Housing                            |
| <input type="checkbox"/> Agricultural and Forestry Resources | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services                    |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                                    |
| <input type="checkbox"/> Biological Resources                | <input checked="" type="checkbox"/> Land Use/Planning             | <input checked="" type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Cultural Resources                  | <input type="checkbox"/> Mineral Resources                        | <input checked="" type="checkbox"/> Utilities/Service Systems          |
| <input checked="" type="checkbox"/> Geology/Soils            | <input checked="" type="checkbox"/> Noise                         | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)**

**ENVIRONMENTAL IMPACTS** (A brief explanation of all answers is required except "No Impact" answers that are adequately supported by the information sources cited.)

I. AESTHETICS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response a: Potentially Significant Impact.** The Proposed Project would 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 with a Community Sheriff's Substation and Emergency Operations and Planning Center on the ground floor. Development of the Project would also include physical improvements to the surface parking lot, and landscaping. The Project Site is situated within the Malibu Civic Center area, and is visible from single-family residential homes and limited segments of Malibu Canyon Road to the north and northwest. The Project Site is also visible from certain vantages along Pacific Coast Highway (PCH). Based on the California Scenic Highway Mapping System, Malibu Canyon Road is officially designated as a State Scenic Highway. Malibu Canyon Road from Pacific Coast Highway to Las Virgenes Road is a proposed designated Scenic Highway on the Los Angeles County Scenic Highways Element of the General Plan Update.<sup>1</sup> Within the City of Malibu, PCH is identified as eligible for listing as a designated State Scenic Highway, but is not officially designated. Accordingly, the

<sup>1</sup> Malibu Canyon Road is officially designated as a State Scenic Highway from Route 1 to Lost Hills Road in Los Angeles County (Authorized by AB 1070, Ch. 758, 10/12/2001.) This route is also a proposed designated Scenic Highway on the Los Angeles County Scenic Highways Map of the County of Los Angeles General Plan Update (Draft 2011 – Fig. 6.7).

Proposed Project’s potential impact upon scenic views will be evaluated within the scope of the EIR.

**Response b. Less Than Significant Impact.** The Project Site is entirely developed with civic center uses including an approximately 23,886 square foot Sheriff’s Station and associated surface parking lots and landscaping areas. The Project Site does not contain any unique scenic resources such as locally designated tree species, rock outcroppings, or historic buildings. Therefore, development of the Proposed Project would result in a less than significant impact upon scenic resources. As such, no further analysis of this issue is warranted.

**Response c. Potentially Significant Impact.** Development of the Proposed Project would result in the construction of a new 2-story building and associated improvements to the surface parking lot and landscaped areas. While these improvements are anticipated to result in beneficial aesthetic changes to the Project Site and surrounding area, a detailed analysis of the Project’s potential to degrade the aesthetic character of the environment will be included within the scope of the EIR.

**Response d. Potentially Significant Impact.** The Proposed Project has the potential to introduce new sources of light and glare associated with interior and exterior architectural lighting, exterior pole lighting within the surface parking lots, and security lighting within walkways and open space areas. Depending on the type of architectural building materials used during construction, excessive glare impacts could result from sunlight being reflected off of highly reflective architectural materials. Therefore, further analysis of this issue will be addressed within the scope of the EIR.

**II. AGRICULTURAL RESOURCES.**

Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526, or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response a-e. No Impact.** A significant impact may occur if a project were to result in the conversion of state-designated agricultural land from agricultural use to another non-agricultural use, the conversion of land zoned for agricultural use or under a Williamson Act contract from agricultural use to another non-agricultural use, results in the rezoning of forest land or timberland, or involves other changes in the existing environment which, could result in conversion of Farmland, to non-agricultural use. 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.

**III. AIR QUALITY.** Where applicable, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan or Congestion Management Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response a. Potentially Significant Impact.** A significant impact may occur if the project is not consistent with the applicable Air Quality Management Plan (AQMP) or would otherwise represent in some way a substantial hindrance to the policies or goals of the AQMP. The Project is located within the South Coast Air Basin (Basin), and is thus within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD has adopted criteria for determining consistency with regional plans such as the Regional Comprehensive Plan and Guide and the regional AQMP in its CEQA Air Quality Handbook. These criteria include: 1) identifying whether the project would increase the frequency or severity of existing air quality violations or cause or contribute to new air quality violations and 2) identifying whether the project would exceed the assumptions utilized in preparing the AQMP. A significant impact may also occur if a project is inconsistent with the growth assumptions upon which the regional AQMP was based. The Project has the potential to generate localized construction related emissions and mobile source operational emissions. Thus, the project’s consistency with the AQMP will be evaluated in the scope of the EIR.

**Response b. Potentially Significant Impact.** A project may have a significant impact where project-related emissions would exceed federal, State, or regional standards or thresholds, or where project-related emissions would substantially contribute to an existing or projected air quality violation. Construction and operation of the Project has the potential to generate emissions on a short-term and temporary basis. Operational emissions would be generated by mobile source emissions associated with vehicles driving to and from the site. The Project’s air quality emissions will be quantified and analyzed in further detail in the EIR to assess the Project’s potential to

exceed any adopted federal or State air quality thresholds.

**Response c. Potentially Significant Impact.** A significant impact may occur if a project would add a considerable cumulative contribution to federal or State non-attainment pollutant. Development of the Proposed Project has the potential to add a cumulatively considerable contribution to a federal or State non-attainment pollutant. Therefore, further analysis of this issue will be analyzed in the EIR.

**Response d. Potentially Significant Impact.** A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. For purposes of assessing air quality impacts, residential, senior citizen, and school uses are considered sensitive receptors, whose inhabitants are particularly sensitive to air pollution created by construction and operational activities. Several sensitive receptors have been identified within the vicinity of the Project, including the Webster Elementary School (located approximately .44 miles to the west), and residential land uses (located approximately .20 and .25 miles to the north and northeast of the Project Site, respectively). The Project would generate localized construction emissions and motor vehicle emissions on nearby roadways. Therefore, the potential of the Project to expose the proposed on-site uses, as well as off-site sensitive receptors, to air pollutants will be analyzed in the EIR.

**Response e. Potentially Significant Impact.** A significant impact may occur if objectionable odors occur, which would adversely impact sensitive receptors. The Project plans to connect an existing On-site Wastewater Treatment System (OWTS), which has the potential to generate odors if not properly maintained in compliance with all applicable rules and regulations. The Project may also include a science lab and an interpretive center, uses that could involve the storage, use, and/or disposal of chemicals or materials capable of producing strong odors if not properly handled, and disposed of. The potential of the Project to generate objectionable odors will be analyzed in the EIR.

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?
- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

**Response a-d: No Impact.** The Project Site is located within a 2.94-acre developed area within the Los Angeles County Malibu Civic Center Complex. The Project Site is entirely developed with an existing approximate 23,822 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. All vegetation on the site is limited to ornamental shrubs, trees and turf within boxed planters and tree wells within the surface parking area. As such, 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 Game (CDFG) or the U.S. Fish and Wildlife Service (USFWS) are expected to occur on 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 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. Therefore, no further analysis of this issue is required.

**Response e. No Impact.** A project-related significant adverse effect could occur if a project is inconsistent with local regulations pertaining to biological resources. Local ordinances protecting biological resources are contained in the City of Malibu Local Coastal Program. The Project Site contains ornamental trees 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 Project would not conflict with any local policies or ordinances protecting or preserving biological resources and no impact would occur. No further analysis of this issue is required.

**Response f. No Impact.** 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 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 and further analysis of this issue is not required.

V. CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d. Disturb any human remains, including those interred outside of formal cemeteries?

**Response a. No Impact.** A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Section 15064.5 of the State CEQA Guidelines defines an historical resource as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the lead agency’s determination is supported by substantial evidence in light of the whole record. The Site contains an existing Los Angeles County Sheriff’s Station building, which was developed as part of the larger Los Angeles County Malibu Civic Center Complex in 1969.<sup>2</sup> As a general rule, properties that have achieved significance within the past 50 years are not eligible for listing in the California of Historical Resources or National Register of Historic Places. Since the existing Sheriff’s Station building is less than 50 years old, it is not considered a significant historic resource. Therefore, the Proposed Project would not adversely affect a historic resource and no further analysis of this issue is warranted.

**Response b. Potentially Significant Impact Unless Mitigated.** Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources, as discussed above, or resources that constitute unique archaeological resources. A project-related significant adverse effect could occur if the project were to affect archaeological resources which fall under either of these categories. Generally speaking, all areas within the City of Malibu are considered sensitive for archaeological resources. The Project Site is entirely developed with an existing approximate 23,822 square foot Sheriff’s Station, an ancillary surface parking lot, and landscaped open space areas. The existing development on on-site precludes an effective Phase I Archaeological Survey from being conducted, as the site is developed with building foundations, areas covered with impervious concrete and asphalt surfaces, raised planter boxes and areas landscaped with ornamental shrubs, trees and turf. There are no exposed soils or natural open space areas on-site that have not been previously disturbed and developed. Furthermore, previous focuses surveys performed for the lot easterly adjacent to the Los Angeles County Malibu Civic Center Complex, (i.e., the La Paz Property) by professional archaeologists, concluded that no archaeological resources were discovered during prior site surveys conducted years apart. (King 1995, ERA 1999). Development of the Proposed Project will require earthwork and excavation to remove the existing basement level of the Sheriff’s Station building and prepare the foundation for the proposed 2-story above-grade structure to be located within the same general footprint. The ancillary surface parking lot areas and landscaped open space areas will also be improved as part of the Project. These activities will have the potential to expose subsurface soil layers. Because of the known presence of archaeological resources throughout the Malibu area presents the potential for the accidental discovery of unknown archaeological resources during the construction process, the EIR will include precautionary mitigation measures directing contractors to halt construction if any suspected archaeological resources or pre-historic artifacts are encountered during construction, until the resources could be evaluated by a qualified archaeologist. Accordingly, any impacts upon archaeological resources would be mitigated to a less than significant level.

<sup>2</sup> Phase I Environmental Site Assessment, for Malibu Civic Center, 23555 Civic Center Way, Malibu, CA, 90265, prepared for Santa Monica College by Ellis Environmental Management, Inc. (August 15, 2011)

**Response c. Potentially Significant Impact Unless Mitigated.** A significant adverse effect could occur if grading or excavation activities associated with the Project would disturb paleontological resources or geologic features which presently exist within the Site. It is unknown whether paleontological resources are located on or within a one-half mile radius of the Site. There is currently no evidence to suggest such resources are located on the Project Site. Nevertheless, the EIR will include precautionary mitigation measures directing contractors to halt construction if any suspected paleontological resources are encountered during construction, until the resources could be evaluated for significance by a qualified paleontologist. Accordingly, any impacts upon paleontological resources would be mitigated to a less than significant level.

**Response d. Potentially Significant Impact Unless Mitigated.** A significant adverse effect would occur if grading or excavation activities associated with a project were to disturb previously interred human remains. The Project would include excavation during the construction of the project. The Project Site has been previously disturbed and heavily affected by human activities since the 1960's. While there is no evidence to suggest that human remains are located on the Project Site, the Malibu area is known to have been the traditional territory of the Gabrielino/Tongva and Ventureno Chumash Native American populations. Although unlikely, there remains a possibility that the construction phase of the Project could encounter Native American remains. The EIR will include precautionary mitigation measures directing contractors to halt construction if any suspected human remains are encountered during construction, until the remains are evaluated by the County Coroner and/or an authorized representative from the Native American Heritage Commission, as applicable. Accordingly, any impacts upon the unlikely discovery of human remains would be mitigated to a less than significant level.

VI. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

risks to life or property?

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

**Response a.i: Potentially Significant Impact.** A significant impact may occur if a project is located within a State-designated Alquist-Priolo Zone or other designated fault zone, and appropriate building practices are not employed. The Project Site is situated at the base of the Santa Monica Mountains of the Transverse Ranges, which is characterized by an east-west trending fault system. As such, the Malibu area is known to be within a locally active seismic region and is subject to seismic activity and fault rupture. Thus, the EIR will provide additional analysis to assess the conditions of the soil beneath the Project Site and to ascertain the location of nearby active faults or fault zones.

**Response a.ii: Potentially Significant Impact.** A significant impact may occur if the Project represents an increased risk to public safety or destruction of property by exposing people, property, or infrastructure to seismically induced ground shaking hazards that are greater than the average risk associated with locations in the Southern California region. As stated above, the EIR will include additional geotechnical analysis to assess the project’s potential to be exposed to strong seismic ground shaking.

**Response a.iii: Potentially Significant Impact.** A significant impact may occur if a project is located in an area identified as having a high risk of liquefaction and mitigation measures required within such designated areas are not incorporated into the project. The possibility of liquefaction occurring at a given site is dependent upon the occurrence of a significant earthquake in the vicinity, sufficient groundwater to cause high pore pressures, and on the grain size, relative density, and confining pressures of the soil at the Project Site. The EIR will provide additional analysis to assess the project’s potential to result in seismic-related ground failure, including liquefaction.

**Response a.iv: Potentially Significant Impact.** A significant adverse effect may occur if a project is located in a hillside area with soil conditions that would suggest high potential for sliding. The Project Site is relatively level and is not exposed to slopes or hillside areas. Nevertheless, the Project Site is located at the base of the Santa Monica Mountains and the site’s exposure to landslide hazards will be addressed within the geotechnical investigation being prepared for the Proposed Project.

**Response b: Potentially Significant Impact.** A significant impact may occur if a project exposes large areas to the erosional effects of wind or water for a protracted period of time. The Site is currently occupied by a former Sheriff’s Station building, paved surface parking areas, and landscaped open space areas. Although project development has the potential to result in erosion of soils during Site preparation and construction activities, erosion would be reduced by implementation of stringent erosion control measures imposed during grading and in accordance with building permit regulations. The EIR will provide additional analysis to assess the Proposed Project’s potential to result in soil erosion and the potential loss of topsoil.

**Response c: Potentially Significant Impact.** A significant impact may occur if a project is built in an unstable area without proper site preparation or design features to provide adequate foundations for project buildings, thus posing a hazard to life and property. Potential impacts with respect to liquefaction and landslide potential are evaluated in Questions 6(a)(iii) and (iv) above. The EIR will provide additional analysis to assess the Proposed Project’s potential to result in geologic impacts, including an assessment of the depth of groundwater below the Project Site, the potential for the project to be subject to ground failure, subsidence potential, dewatering and any required building practices.

**Response d: Potentially Significant Impact.** A significant impact may occur if the project is built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings thus

posing a hazard to life and property. Expansive soils are clay-based soils that tend to expand (increase in volume) as they absorb water and shrink (lessen in volume) as water is drawn away. If soils below the development consist of expansive clays within a zone where the water content can fluctuate, foundation movement and/or damage can occur if wetting and drying of the clay does not occur uniformly across the entire area. The EIR analysis will identify the potential for soil expansion to occur and will take into consideration the impact of this potential hazard on future development.

**Response e: Potentially Significant Impact.** Consistent with the City’s Policy For Environmental Health Review Of Development Projects Within The Civic Center Prohibition Area, the Proposed Project plans to connect to the existing OWTS currently serving the Los Angeles County Malibu 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. Accordingly, this issue will be analyzed in further detail within the scope of the EIR.

**VII. GREENHOUSE GAS EMISSIONS**

Would the project:

- a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact upon the environment?
- b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact upon the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Responses a-b: Potentially Significant Impact.** Construction and operation of the Project has the potential to generate greenhouse gas emissions, either directly or indirectly, which may have a significant impact on the environment. The Proposed Project’s energy demands and GHG emissions will be analyzed for consistency with all applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gases and minimizing the Project’s cumulative contribution to global climate change. Thus, the Project’s generation of greenhouse gas emissions will be analyzed in the EIR.

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c. Emit hazardous emissions or handle hazardous or acutely

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely				

- |  |                                     |                          |                                     |                                     |
|--|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

**Response a: Potentially Significant Impact.** A significant impact may occur if a project involves use or disposal of hazardous materials as part of its routine operations and would have the potential to generate toxic or otherwise hazardous emissions that could adversely affect sensitive receptors. The Project’s construction activities are anticipated to use typical, although potentially hazardous, construction materials, including vehicle fuels, paints, mastics, solvents, and other acidic or alkaline solutions that would require special handling, transport, and disposal. Furthermore, based on preliminary research, an abandoned underground storage tank associated with the former Sheriff’s Station operations may be located within the extent of excavation and earthwork. An Underground Storage Tank Case Closure notice was issued by the water board on October 4, 1996 granting no further action for the “underground storage tank(s) formerly located” at the Malibu Sheriff’s Station. However, if the UST is excavated or otherwise affected by the Proposed Project’s construction activities, the potential for risk of upset may occur. Therefore, further analysis of this issue will be included within the scope of the EIR.

**Response b: Potentially Significant Impact.** A significant impact may occur if a project utilizes quantities of hazardous materials as part of its routine operations and could potentially pose a hazard to nearby sensitive receptors under accident or upset conditions. The Proposed Project is not anticipated to result in a release of hazardous materials into the environment. The operation of the project would utilize only limited amounts of common hazardous materials such as cleaning fluids. Nonetheless, the Proposed Project has the potential to create a significant impact and therefore, further analysis in the EIR is required. The EIR will provide additional analysis to assess the project’s potential to result in hazardous materials impacts, and any required mitigation measures.

**Response c: No Impact.** The Project Site is not within one-quarter mile of a primary or secondary school. The Webster Elementary School is located approximately 0.44 miles to the west of the Project Site. Thus, no impacts involving schools would occur, and no further analysis is required.

**Response d: Potentially Significant Impact.** California Government Code Section 65962.5 requires various state agencies to compile lists of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells and solid waste facilities from which there is known migration of

hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis. The EIR will provide additional analysis with respect to any known hazardous materials on the Site, or in the general project vicinity that could be exposed or upset by the project’s construction activities or operations.

**Responses e & f: No Impact.** The Project is not located near a private airstrip. No impacts involving airports would occur, and no further analysis is required.

**Response g: Less Than Significant Impact.** A significant impact may occur if a project were to interfere with roadway operations used in conjunction with an emergency response plan or emergency evacuation plan or would generate traffic congestion that would interfere with the execution of such a plan. The project includes an approximate 5,700 square foot Community Sheriff’s Substation and Emergency Operations and Planning Center. As such, the project is expected to have a beneficial impact upon emergency services. Impacts associated with emergency access and emergency response plans will be further analyzed in an EIR.

**Response h: Potentially Significant Impact.** A significant impact may occur if a project is located in proximity to wildland areas and poses a potential fire hazard, which could affect persons or structures in the area in the event of a fire. The City of Malibu is located in a High Fire Hazard Area. As such, the EIR will analyze the project’s potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires.

<b>IX. HYDROLOGY AND WATER QUALITY.</b> Would the proposal result in:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	■	□	□	□
b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	□	□	■	□
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	■	□	□	□
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?	■	□	□	□
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	■	□	□	□
f. Otherwise substantially degrade water quality?	■	□	□	□
g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance	□	□	□	■

- Rate Map or other flood hazard delineation map?
- h. Place within a 100-year flood plain structures which would impede or redirect flood flows?
  - i. Expose people or structures to a significant risk of loss, inquiry or death involving flooding, including flooding as a result of the failure of a levee or dam?
  - j. Inundation by seiche, tsunami, or mudflow?

**Response a, c-e: Potentially Significant Impact.** A significant impact may occur if a project discharges water which does not meet the quality standards of agencies that regulate surface water quality and water discharge into storm water drainage systems. Significant impacts would also occur if a project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include compliance with the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements to reduce potential water quality impacts. Construction of the Project could contribute to the degradation of existing surface water quality conditions primarily due to: 1) potential erosion and sedimentation during the grading phase, 2) particulate matter from dirt and dust generated on the site, and 3) construction activities and equipment. The Proposed Project also has the potential to alter surface water runoff drainage patterns and rainfall absorption, causing a net increase in rates of storm water discharge. The Proposed Project’s potential to violate any water quality standards or waste discharge requirements will be further analyzed in an EIR. The EIR will also assess the project’s potential to result in hydrology and water quality impacts, including the adequacy of the proposed drainage plan.

**Response b: Less Than Significant Impact.** The depth to ground water is approximately 10 to 15 feet below ground surface according to an investigation performed by California Environmental in May of 1993.<sup>3</sup> The direction of regional groundwater flow in the area of the property is to the east.<sup>4</sup> Due to the hydrological conditions in the coastal zone, the Malibu area does not have a groundwater aquifer that would be used for drinking water supply. As a result, the Proposed Project would have a less than significant impact with respect to groundwater supplies or interfere with groundwater recharge.

**Response f: Potentially Significant Impact.** As previously discussed, the Proposed Project could involve the use of contaminants that could potentially degrade water quality if not properly handled and stored. Therefore, the EIR will provide additional analysis to assess the project’s potential to result in hydrology and water quality impacts.

**Response g-h: No Impact.** The Project Site is located within Zone C, an area identified by Federal Emergency Management Agency (FEMA) as being subject to minimal flooding. The Project Site is not located within a designated 100-year or 500-year flood plain. As the Project Site is located in an area of minimal flooding, the Proposed Project would not introduce people or structures to an area of high flood risk. Therefore, the Proposed Project would not contain any significant risks of flooding and would not have the potential to impede or redirect floodwater flows. No impact would occur and no further analysis of this issue is required.

**Response i: Potentially Significant Impact.** The Project Site is not located downslope from a levee or dam. No further analysis of this issue is warranted.

**Response j: Potentially Significant Impact.** The Project Site is located in a coastal zone and is less than 1 mile from the Pacific Ocean and Malibu Lagoon. Potential hazards related to inundation by seiche, tsunami, or mudflow will therefore be addressed in the EIR.

<sup>3</sup> Phase I Environmental Site Assessment Malibu Civic Center 23555 Civic Center Drive Malibu, California 90265 Prepared by Ellis Environmental Management, Inc. August 15, 2011.

<sup>4</sup> Ibid.

X. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response a: No Impact.** A significant impact may occur if a project were sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community (a typical example would be a project that involved a continuous right-of-way such as a roadway which would divide a community and impede access between parts of the community). The Project Site is located in the Los Angeles County Malibu Civic Center Complex, and would not disrupt or divide the current configuration of established land uses within the Malibu Civic Center area. Therefore, implementation of the Proposed Project would not result in an impact to the established community and no further analysis of this issue is required.

**Response b: Potentially Significant Impact.** A significant impact may occur if a project is inconsistent with the City of Malibu’s General Plan, the Local Coastal Program (LCP) or City of Malibu Zoning Code. The City of Malibu is the local authority for issuing Coastal Development Permits (CDPs) for development projects within the City’s limits. The City of Malibu is therefore identified as a responsible agency for purposes of CEQA review and will need to review the Proposed Project for conformity with the provisions of the LCP and LIP. The EIR will provide a detailed land use and zoning analysis addressing the Project’s consistency with applicable General Plan policies, zoning code restrictions, and the LCP policies, as applicable to the proposed development.

**Response c: No Impact.** As discussed in Question IV.(f) above, no habitat conservation plans or natural community conservation plans presently exist which govern any portion of the project Site. The Project Site is located in the developed Los Angeles County Malibu Civic Center Complex that has been previously disturbed and graded. No natural or undisturbed habitat exists on site. Therefore, the Proposed Project would not have the potential to conflict with any applicable habitat conservation plan or natural community conservation plan. No impact would occur and no further analysis of this issue is required.

XI. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Response a-b: No Impact.** 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.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII. NOISE.</b> Would the project:				
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response a-d: Potentially Significant Impact.** Construction of the Proposed Project would require the use of construction equipment during grading, hauling, installation of utility lines, and other general construction activities. As a result of these activities, increased noise levels and groundborne vibration may be generated, which could have an adverse impact upon surrounding land uses, specifically with respect to the existing uses in the Los Angeles County Malibu Civic Center Complex and nearby residential areas to the north and northeast. Accordingly, this issue will be addressed in further detail in the EIR.

**Response e-f: No Impact.** The Project Site is not located within an airport land use plan or private airstrip. Therefore, no impact would occur and no further analysis of this issue is required.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII. POPULATION AND HOUSING.</b> Would the project:				

- a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?
- c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?

**Response a: No Impact.** A significant impact may occur if a project were to locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing population growth that would otherwise not have occurred as rapidly or in as great a magnitude. The Proposed Project will include the demolition of the existing 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. Therefore no further analysis of this issue is warranted.

**Response b-c: No Impact.** A significant impact may occur if a project would result in displacement of existing housing, necessitating construction of replacement housing elsewhere. The Proposed Project would not displace any housing units, nor would it require the construction of replacement housing elsewhere. Therefore, no impact would occur and no further analysis is required.

**XIV. PUBLIC SERVICES.**

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Response a: Fire Protection: Potentially Significant Impact.** A significant impact may occur if the Los Angeles County Fire Department (LACFD) could not adequately serve the Proposed Project based upon response time, access, or fire hydrant/water availability. The LACFD will be contacted with respect to assessing the Proposed Project’s impact upon fire and emergency services, and to identify the required fire flow requirements for new construction. The potential impact of the Project on fire protection services will be analyzed in the EIR.

**Response b: Police Protection: Less Than Significant Impact.** Police and public safety services in the City of Malibu are provided by the County of Los Angeles Sheriff’s Department (LASD). The Proposed Project will include the demolition of the existing 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 addition of the Sheriff’s Station and Emergency Operations and Planning Center is expected to have a net beneficial impact on the LASD’s ability to better serve the community. Thus, the potential impact of the Project on LASD services will be analyzed in the EIR.

**Response c: Schools: Less Than Significant Impact.** A significant impact may occur if a project generates substantial employment or population growth, which could increase demands for school facilities exceeding the capacity of the local school district. 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 community college services. These benefits will be addressed within the Project Description Section of the EIR. However, as no adverse impacts would occur to schools, no further analysis of this issue is warranted.

**Response d: Parks: Less Than Significant Impact.** A significant impact would occur if the Proposed Project generates an increased demand for park and recreation facilities, necessitating new or physically altered facilities, the construction of which could cause significant environmental impacts. 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 would not substantially increase demands for park and recreational facilities and impacts would be less than significant. No further analysis of this issue is warranted.

**Response d: Other Public Facilities: Less Than Significant Impact.** 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 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.

**XV. RECREATION.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Response a-b: Less Than Significant Impact.** A significant impact may occur if a project includes substantial employment or population growth that could generate an increased demand for public park facilities which exceeds the capacities of existing parks and/or causes premature deterioration of the park facilities. As discussed above, in response to Checklist Question XIV d., the Proposed Project will include the construction of a 2-story, above-grade

educational facility including a Community Sheriff’s Substation and Emergency Operations and Planning Center. The Project would provide for improvements to on-site open space and landscaped areas allowing for passive recreational activities. The Proposed Project would not substantially increase demands for park and recreational facilities and impacts would be less than significant. No further analysis of this issue is warranted.

XVI. TRANSPORTATION/CIRCULATION.	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	■	□	□	□
b. Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	■	□	□	□
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	□	□	□	■
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	■	□	□	□
e. Result in inadequate emergency access?	■	□	□	□
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	■	□	□	□

**Response a-b: Potentially Significant Impact.** A significant impact would occur if the project were to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel. The Proposed Project will generate vehicle trips to and from the campus, which would have the potential to impact the circulation system on area roadways. The Proposed Project’s consistency with applicable plans and policies related to traffic and circulation will be evaluated within the scope of the EIR.

**Response c: No Impact.** The Proposed Project does not include any aviation-related uses. The Project Site is located adjacent to an existing helipad that serves the Los Angeles County Malibu Civic Center Complex. The helipad is not located on-site and no changes to the helipad are included as part of the Proposed Project. Thus, the Project would have no impact on air traffic patterns, and no further analysis of this issue is required.

**Response d: Potentially Significant Impact.** The Proposed Project would include the construction of new ingress and egress driveways from Civic Center Way. The EIR will include additional analysis with respect to the

proposed alignment of the existing driveway to assess the Proposed Project’s potential impacts on traffic patterns.

**Response e: Potentially Significant Impact.** A significant impact may occur if a project design does not provide emergency access meeting the requirements of the LASD or in any other way impedes the ability of emergency vehicles to access and serve the Project Site or adjacent uses. The Proposed Project is not expected to result in any such impacts. Nevertheless, because the Project includes a Community Sheriff’s Substation and Emergency Operations and Planning Center, and will include realignment of the ingress and egress driveway from Civic Center Way, emergency access will be evaluated within the EIR.

**Response f: Potentially Significant Impact.** A significant impact may occur if a project would conflict with adopted policies or involve modification to existing alternative transportation facilities location on-site or off-site. The Proposed Project’s impact upon adopted policies, plans, or programs related to transit, bicycle, and pedestrian facilities will be analyzed in the EIR.

XVII. UTILITIES. Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	■	□	□	□
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	■	□	□	□
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	■	□	□	□
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	■	□	□	□
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	■	□	□	□
f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	□	□	□	■
g. Comply with federal, state, and local statutes and regulations related to solid waste?	□	□	□	■

**Response a-b: Potentially Significant Impact.** A significant impact would occur if a project exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board. The Los Angeles Regional Water Quality Control Board (LARWQCB) enforces wastewater treatment and discharge requirements for properties in the project area. 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 Malibu 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. This issue will be further evaluated within the scope of the EIR.

**Response c: Potentially Significant Impact.** A significant impact may occur if the volume of storm water runoff increases to a level exceeding the capacity of the storm drain system serving the project Site, to the extent that existing facilities would need to be expanded. The Proposed Project would redevelop the Project Site in a manner that has the potential to alter current drainage patterns and surface water flows. As such, the Proposed Project's potential impacts to existing stormwater facilities will be analyzed in the EIR.

**Response d: Potentially Significant Impact.** A significant impact may occur if a project were to increase water consumption to such a degree that new water sources would need to be identified, or that existing resources would be consumed at a pace greater than planned for by purveyors, distributors, and service providers. The Proposed Project will include the demolition of the existing Sheriff's Station building, and the new construction of an 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. As such the Project is not expected to increase the water demands beyond the existing building's current use. Nevertheless, impacts related to water supply, fire flow, and water demand will be evaluated within the scope of the EIR.

**Response e: Potentially Significant Impact.** A significant impact may occur if a project would increase wastewater generation to such a degree that the capacity of facilities currently serving the Project Site would be exceeded. The Project Site is currently connected to an OWTS that services the entire Los Angeles County Malibu Civic Center Complex and is not connected to an existing wastewater treatment provider. The Proposed Project plans 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. Accordingly, this issue will be addressed in further detail in the EIR.

**Response f: Less Than Significant Impact.** A significant impact may occur if a project were to increase solid waste generation to a degree such that the existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. The Proposed Project would yield a net increase of 3,618 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 not substantially increase the solid waste generated by the Project Site. 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. Potential impacts associated with solid waste would be less than significant and no further analysis of this issue is warranted.

**Response g: Less Than Significant Impact.** A significant impact may occur if a project would generate solid waste that was not disposed of in accordance with applicable regulations. 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.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects, which cause substantial adverse effects on human beings, either directly or indirectly?	■	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response a: Potentially Significant Impact.** A significant impact may occur if a project would degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The Project Site is located within an approximate 2.92-acre area of the Los Angeles County Malibu Civic Center Complex and is currently developed with a 23,882 square foot Sheriff’s Station building, ancillary surface parking lots and landscaped areas. The Project site is devoid of any natural vegetation, does not contain any wetlands, and does not provide any suitable habitat to support riparian habitat or sensitive species. Thus, the Proposed Project does not have the potential to directly impact or reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Development of the Proposed Project would, however, have the potential to degrade the environment through increased air quality emissions, uncontrolled soil erosion and degradation of the quality of surface water runoff, and increased noise, all of which could have secondary impacts upon habitat and wildlife populations. Accordingly these issues will be evaluated within the scope of the EIR and appropriate mitigation measures will be prescribed to reduce potential adverse impacts upon the environment.

**Response b: Potentially Significant Impact.** An environmental impact report must discuss the cumulative impacts of a project when the project’s incremental impacts are cumulatively considerable. Generally, a “cumulative impact” refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental effects. (CEQA Guidelines §15355). An impact is considered “cumulatively considerable” when the incremental impacts of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future

projects. (Id., §15065(a)(3)). The Proposed Project has the potential to result in less than significant project-specific impacts that, when viewed in conjunction with other past, present and reasonably foreseeable projects within the general vicinity of the Project Site, may be cumulatively considerable. Therefore, the EIR will include an analysis of the Project's cumulative impacts for the environmental issue areas to be addressed within the scope of the EIR.

**Response c: Potentially Significant Impact.** As discussed in this Initial Study, the Proposed Project has the potential to result in adverse impacts upon the environment with respect to the following environmental issue areas: 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). Accordingly, the lead agency has determined that these issues will be evaluated in greater detail within the scope of an EIR.