

**SANTA MONICA COMMUNITY COLLEGE DISTRICT
NOTICE OF PREPARATION AND SCOPING MEETING FOR THE
SANTA MONICA COLLEGE FACILITIES MASTER PLAN 2009 UPDATE
ENVIRONMENTAL IMPACT REPORT
[CEQA Guidelines Section 15082]**

September 24, 2009

TO: All Interested Agencies, Parties, Organizations, and Persons
FROM: Santa Monica Community College District
1900 Pico Boulevard, Santa Monica, CA 90405
SUBJECT: Notice of Preparation of a Draft Environmental Impact Report
PROJECT TITLE: Santa Monica College Facilities Master Plan 2009 Update
PROJECT PROPONENT/APPLICANT: Santa Monica Community College District

Santa Monica Community College District (SMCCD) has determined that a Program and Project-level Environmental Impact Report (EIR) is required for the Santa Monica College Career and Educational Facilities Master Plan (2009 Update), herein after referred to as the “Proposed Project.” The SMCCD is the Lead Agency for this project and is requesting your Agency’s input as to the scope and content of environmental information germane to your Agency’s statutory responsibilities in connection with the Proposed Project. Your Agency will need to use this EIR when considering any applicable approvals that may be required by your Agency. Interested parties, organizations and persons are also invited to participate in the Notice of Preparation (NOP) consultation and California Environmental Quality Act (CEQA) review process.

Project Location

The Proposed Project encompasses the Santa Monica College (SMC) Main Campus at 1900 Pico Boulevard, the Academy of Entertainment and Technology Campus at 1660 Stewart Street, the Olympic Shuttle lot at the northeast corner of Stewart Street and Exposition Boulevard, the SMC Performing Arts Campus at 1310 11th Street, the Emeritus College Campus at 1227 Second Street, the Airport Arts Campus at 2800 Airport Avenue, the Administration Building at 2714 Pico Boulevard, and the Bundy Campus at 3171 South Bundy Drive, all in or adjacent to the City of Santa Monica. (See Project Location Maps, attached.)

Project Description

The primary objective of the Santa Monica College Career and Educational Facilities Master Plan (2009 Update) is to update the 1998 Santa Monica College [Educational Facilities] Master Plan (Amended 2004, 2007) goals and policies with respect to acquiring, planning, developing, and maintaining facilities and equipment to provide a superior educational environment and promote the incorporation of sustainable resources.

The purposes of the Proposed Project are to identify long-term planning goals for SMC facilities that will assist the Santa Monica Community College District (District) in preparing students for the jobs of the 21st Century and competing in a global economy, including improving the teaching of math, science, and technology; to identify program improvements for specific projects; and to obtain necessary project-specific approvals.

The Proposed Project will involve renovation, new construction and demolition of facilities on the 41.5-acre Santa Monica College Main Campus at 1900 Pico Boulevard, the 3.5-acre Academy of Entertainment and Technology Campus at 1660 Stewart Street, the 2.4-acre Olympic Shuttle lot at the northeast corner of Stewart Street and Exposition Boulevard, and the 4.5-acre SMC Performing Arts Campus located at 1310 11th Street. All properties are located in the City of Santa Monica. No facility changes are proposed at Emeritus College, the Airport Arts Campus nor the Administration Building. No amendments are proposed to the Bundy Campus Master Plan.

The Proposed Project provides for the orderly implementation of capital improvement projects as identified in Measure AA, a local bond measure approved by the voters of the District in November 2008; the final phase of a modernization program of new and renovated facilities on the Main Campus; the consolidation of related digital media programs in new and renovated facilities on the Academy of Entertainment and Technology Campus; the seismic repair and expansion of facilities at the Performing Arts Campus; related relocations; related parking improvements; related circulation improvements; related landscaping/open space elements; general site improvements; and the long-range development planning for the Olympic Shuttle site.

For the Main Campus, the 2009 Master Plan calls for a replacement Math and Science Extension building (70,057 asf); a replacement Health, Fitness, Dance, and Physical Education building (38,000 asf); a new centralized plant for heating and cooling; additional renovations and additions related to the modernization of Drescher Hall and the Pico Promenade beautification project (7,100 asf); and the replacement of the stadium and related facilities (20,047 asf). The 2009 Master Plan calls for the demolition of the Liberal Arts Building (-19,278 asf), the demolition of the Letters and Science Building (-14,892 asf), the demolition of the Math Complex and the Library Village (-32,010 asf), the demolition of the Physical Education building (-16,744 asf), the demolition of the ESL Building (-4,828 asf), and the demolition of the stadium and related facilities (-16,518 asf). All numbers are approximations.

Implementation of the 2009 Master Plan at the Main Campus will result in a net increase of approximately 64,554 asf on the Main Campus.

When fully implemented under the 2009 Master Plan, the total building area for the Main Campus, including all projects currently existing or entitled, will be approximately six percent below the gross square feet called for under the 1998 Master Plan.

For the Academy of Entertainment and Technology Campus, the 2009 Master Plan calls for a reduction of the existing 31,521 asf building to a new building area of 29,297 asf; the addition of a new wing to the existing building with 19,419 asf, including a new parking structure with 450 parking spaces to replace 262 surface parking spaces; and a new building to house SMC's radio station (KCRW) with 27,753 asf. Parking will be two levels below grade and four levels above grade plus rooftop parking, with entry and egress from a relocated driveway on Pennsylvania Avenue, currently a one-way street flowing to the east. A commercial project pending with the City of Santa Monica proposes the conversion of Pennsylvania Avenue to a two-way street, and the 2009 Master Plan accommodates this anticipated change by the City of Santa Monica. All numbers are approximations.

Implementation of the 2009 Master Plan at the Academy of Entertainment and Technology Campus will result in a net increase of approximately 44,948 asf and the net addition of approximately 188 parking spaces.

For the Olympic Shuttle site, the 2009 Master Plan calls for the long-range development of educational facilities with a total building area of 48,750 asf including a parking structure with 630 parking spaces, to replace a surface parking lot with 209 parking places. Because no specific project on the Olympic Shuttle site is proposed at this time, this will be a program-level analysis of this site.

For the SMC Performing Arts Campus, the 2009 Master Plan calls for a replacement of the east wing of the main classroom building at 1310 Santa Monica Boulevard with a new two-story wing that connects at both levels to the main structure (15,460 asf); a new extension to the west wing of the main building (3,350 asf); and a new fine arts exhibition building with related classrooms and offices (40,600 asf). The 2009 Master Plan calls for the demolition of the existing east wing (-2,980 asf) and the removal of temporary office trailers (-1,400 asf). The Master Plan also calls for a new 3-level underground parking structure and surface parking (650 spaces) to replace an existing surface parking lot (290 spaces). All numbers are approximations.

Implementation of the 2009 Master Plan at the Performing Arts Campus will result in a net increase of approximately 55,030 asf on the Performing Arts Campus and a net increase of approximately 360 parking spaces.

Environmental Issues to be Analyzed in the EIR

The SMCCD, as Lead Agency, has determined that an EIR is required for this Proposed Project and, through an Initial Study, has identified the following environmental issue areas to be included within the scope of the EIR: Air Quality, Aesthetics (Views, Light & Glare), Biology, Cultural/Historic Resources, Geology/Soils, Global Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Public Utilities (Water, Sewer, and Energy Conservation), Public Services (Police and Fire Protection), Transportation and Circulation, Parking, Neighborhood Effects, and Mandatory Findings of Significance.

Draft Master Plan and CEQA Initial Study Checklist

A copy of the Draft Facilities Master Plan and CEQA Initial Study Checklist are accessible on SMC's official website at www.smc.edu/facilities_masterplan.

Scoping Meeting

A public scoping meeting will be held to present the Proposed Project and solicit public comments with regard to potential environmental impacts that may occur as a result of the Proposed Project. The scoping meeting will be held on October 14, 2009 at 7:00 p.m. at the following location:

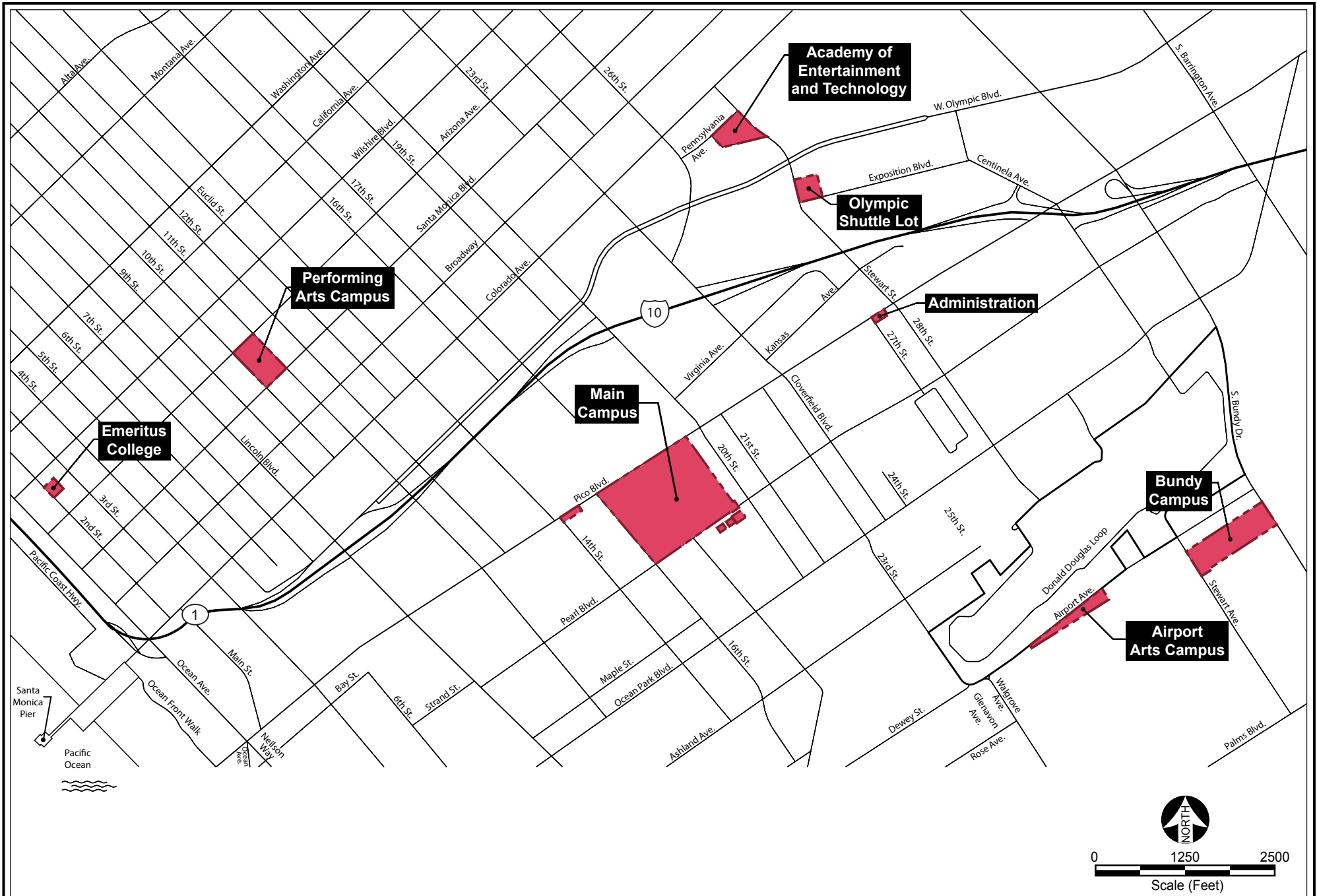
SMC Main Campus, Business Room 111
1900 Pico Boulevard
Santa Monica, CA 90405.

Request for Agency Consultation

Due to the time limits mandated by state law, your response to this NOP or the scope for this EIR must be sent at the earliest possible date but not later than 30 days after receipt of this notice. In order to receive consideration in the Draft EIR, comments are due by October 26, 2009. Please address all comments to **Mr. Randal Lawson, Executive Vice President, Santa Monica College at 1900 Pico Boulevard, Santa Monica, CA 90405**. Please provide the name of a contact person in your Agency.


Mr. Randal Lawson, Executive Vice President

9/21/09
Date



Source: Santa Monica College and Christopher A. Joseph & Associates, 2009.