



**SANTA MONICA COMMUNITY COLLEGE DISTRICT  
NOTICE OF COMPLETION AND AVAILABILITY OF THE  
SMC 2024 MAIN CAMPUS MASTER PLAN UPDATE  
ENVIRONMENTAL IMPACT REPORT**

[CEQA Guidelines Sections 15085 & 15087]

State Clearinghouse No. 2025010279

July 24, 2025

**TO:** All Interested Agencies, Parties, Organizations, and Persons  
**FROM:** Santa Monica Community College District  
**SUBJECT:** Notice of Completion and Availability of a Draft Environmental Impact Report  
**PROJECT TITLE:** Santa Monica College 2024 Main Campus Master Plan Update  
**COMMENT PERIOD:** July 24, 2025 – September 8, 2025

In accordance with the California Environmental Quality Act (CEQA), the Santa Monica Community College District (SMCCD), as Lead Agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the proposed Santa Monica College 2024 Main Campus Master Plan Update (Proposed Project). This notice provides the public, nearby residents and property owners, responsible agencies, and other interested parties with a summary of the Proposed Project, conclusions of the Draft EIR, information regarding the availability of the Draft EIR for public review, and the timeframe for submitting comments on the Draft EIR. Comments must be submitted in writing according to the directions below.

**Project Location, Environmental Setting, and Description:** The Proposed Project Site encompasses the Santa Monica College (SMC) Main Campus located at 1900 Pico Boulevard in the City of Santa Monica, CA. The Main Campus encompasses approximately 43.98 acres and is generally bounded by Pico Boulevard to the north, 18<sup>th</sup> Court to the east, Pearl Street to the south, and 16<sup>th</sup> Street to the west, and includes adjacent properties along Pico Boulevard between 16<sup>th</sup> Street and 14<sup>th</sup> Street and along Pearl Street between 17<sup>th</sup> Street and 18<sup>th</sup> Court ("Project Site").

The Proposed Project includes the demolition of existing temporary and permanent buildings, totaling approximately 360,100 gross square feet (gsf) of building area, and the construction of new buildings consisting of 265,216 gsf of new floor area in five main new buildings ("Proposed Project"). The Proposed Project would also include approximately 207,073 gsf of building renovations to two existing buildings (the Physical and Life Science Complex and the Library and Media Center). The Proposed Project would create various new and enhanced open spaces throughout the campus, including landscaping the proposed new Student Union building, a Welcome Lawn, an outdoor amphitheater, a Science Quad, the Tri (triangular open space area), and New Quad. The Proposed Project would generally retain the current vehicular circulation and access points and existing parking supply. The Proposed Project would be constructed in three phases beginning in 2025 with final buildout anticipated to be completed by 2035.

**Cortese List:** The portion of the Project Site located at 1410 Pico Boulevard is included on a list of hazardous materials sites, specifically the California State Water Resources Control Board GeoTracker website. As of January 2000, the cleanup status of 1410 Pico Boulevard was completed, and the case was closed.



**Anticipated Significant Environmental Effects:** The Draft EIR analyzed the following environmental issue areas within the scope of the EIR: Air Quality, Aesthetics (Views, Light & Glare), Cultural/Historic Resources, Energy Conservation, Greenhouse Gas Emissions, Land Use and Planning, Noise, Cumulative Impacts, and Mandatory Findings of Significance and found that the Proposed Project would not result in any significant and unavoidable impacts. All potential impacts would be less than significant or mitigated to less-than-significant levels.

**Availability of the Draft EIR:** The Draft EIR and Technical Appendices will be made available to the public via the College's website at <https://admin.smc.edu/administration/planning/2024-SMC-Campus-Master-Plan.php>.

**Request for Comments.** The public and affected governmental agencies are encouraged to provide written comments to the SMCCD with respect to the adequacy and completeness of the Draft EIR. Due to the time limits mandated by state law, written comments to the Draft EIR must be received no later than 45 days after receipt of this notice. In order to receive consideration in the Final EIR, comments are due by Monday September 8, 2025. Please address all comments to Mr. Charlie Yen, Director of Facilities Planning, Santa Monica College either by USPS mail or via email as directed below.

**By Mail:** Mr. Charlie Yen, Director of Facilities Planning  
Santa Monica Community College District  
1900 Pico Boulevard  
Santa Monica, CA 90405

**By email:** [YEN\\_CHARLIE@smc.edu](mailto:YEN_CHARLIE@smc.edu)

Please provide contact information and return mailing address on your correspondence and you will be notified of future notices and hearings.