A RESOLUTION OF THE BOARD OF TRUSTEES OF THE SANTA MONICA COMMUNITY COLLEGE DISTRICT MAKING CEQA FINDINGS NECESSARY TO APPROVE THE SANTA MONICA COLLEGE 2024 MAIN CAMPUS MASTER PLAN UPDATE, ADOPTING A MITIGATION MONITORING PLAN, AND APPROVING THE SANTA MONICA COLLEGE 2024 MAIN CAMPUS MASTER PLAN UPDATE

WHEREAS, an Environmental Impact Report ("EIR") has been prepared which analyzes the environmental effects of the Santa Monica College 2024 Main Campus Master Plan Update; and

WHEREAS, the Board of Trustees of the Santa Monica Community College District reviewed the Final EIR in full compliance with the California Environmental Quality Act ("CEQA") and the State and Santa Monica College CEQA Guidelines, while acting in its capacity as Lead Agency pursuant to State CEQA Guidelines Section 15051(a); and

WHEREAS, on November 4, 2025, the Board of Trustees certified that the EIR for the Santa Monica College 2024 Main Campus Master Plan Update was prepared in full compliance with CEQA and the State and Santa Monica College CEQA Guidelines.

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE SANTA MONICA COMMUNITY COLLEGE DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Consistent with Sections 1405(l) and (m) of the Santa Monica College CEQA Guidelines and Sections 15091 and 15092 of the State CEQA Guidelines, and as detailed in Final EIR Sections IV.A, IV.B, IV.C, IV.D, IV.E, IV.F, and IV.G, the Board of Trustees finds that the Santa Monica College 2024 Main Campus Master Plan Update will have less than significant impacts on aesthetics (scenic vistas, scenic resources, public views – operation, and light/glare), air quality, cultural resources; energy, greenhouse gas emissions, land use and planning, and noise (operational noise, groundborne vibration/noise and off-site haul truck construction noise). The Board of Trustees further finds that the Santa Monica College 2024 Main Campus Master Plan Update will have less than significant adverse neighborhood effects in these same specific environmental categories.

SECTION 2. Consistent with Sections 1405(l) and (m) of the Santa Monica College CEQA Guidelines and Sections 15091 and 15092 of the State CEQA Guidelines, the Board of Trustees finds that environmental impacts resulting from the Santa Monica College 2024 Main Campus Master Plan Update can be reduced to a level that is less than significant. More

specifically, the potentially significant environmental effects, as identified in this Section 2, can feasibly be eliminated or substantially reduced to below a level of significance.

(a) The Final EIR determined that without mitigation, the project could have a potentially significant effect on aesthetics with respect to public views of the project site during construction. Specifically, temporary stockpiles of demolition debris, construction equipment and staging areas, and building framework would be visible from adjacent land uses and within the public right-of-way. Consistent with Sections 1405(l) and (m) of the Santa Monica College CEQA Guidelines and Sections 15091 and 15092 of the State CEQA Guidelines, and as detailed in Section IV.A of the Final EIR, the Board of Trustees finds that the following mitigation measure has been required of the project, which will mitigate or reduce the impact of the project on public views of the project site during construction to below a level of significance:

1. The Proposed Project contractors shall ensure the perimeter of active construction areas are securely fenced off and screened from public view. Perimeter fencing shall provide a visual barrier to effectively block the line of sight from the pedestrian viewshed. Fencing and plywood barriers, if used, shall be periodically inspected for graffiti and illegal postings. (Mitigation AES-MM-1)

(b) The Final EIR determined that without mitigation, the project could have a potentially significant effect on noise during on-site construction. Specifically, construction of the Proposed Project would require demolition, earthwork, building construction activities, and renovation activities that would generate noise on a temporary and intermittent basis throughout the duration of the construction process. Construction noise impacts would not exceed the level of significance at any of the sensitive receptors analyzed during Phase 1 and Phase 2 construction. However, Phase 3 construction noise levels would increase exterior ambient noise levels at Sensitive Receptors 1, 3, and 13 during the demolition and grading phases by more than 20 dBA Leq. As such, Phase 3 construction noise impacts would be potentially significant prior to mitigation.

Consistent with Sections 1405(l) and (m) of the Santa Monica College CEQA Guidelines and Sections 15091 and 15092 of the State CEQA Guidelines, and as detailed in Section IV.G of the Final EIR, the Board of Trustees finds that the following mitigation measures have been required of the project, which will mitigate or reduce the impact of the project on the above-referenced noise during Phase 3 of the on-site construction to below a level of significance:

1. Temporary construction sound barriers shall be erected along the eastern, western, and southern boundaries of the Campus Police Headquarters site prior to demolition and remain in place throughout construction activities. The construction sound barriers shall be a minimum of 8 feet in height and designed to provide a minimum 5 dBA reduction in noise level at Sensitive Receptors 1, 2, and 3. Alternatively, the College may utilize other means and methods to ensure the construction activities do not exceed 20 dBA Leq during construction activities for the Campus Police Headquarters. Such means and methods may include but are not limited to installing temporary noise shields or baffles around heavy duty construction equipment, limiting the number of pieces of heavy-duty equipment operating within the same time and space, and minimizing construction noise activity levels to the maximum extent feasible. (Mitigation NOI-MM-1)

2. Temporary construction sound barriers shall be erected along the eastern, western, and southern boundaries of the Pearl Street Replacement Buildings prior to demolition and will remain in place throughout construction activities. The construction sound barriers shall be a minimum of 8 feet in height and designed to provide a minimum 5 dBA reduction in noise level at Sensitive Receptors 1 and 3. Alternatively, the College may utilize other means and methods to ensure the construction activities for the Pearl Street Replacement Buildings do not exceed 20 dBA Leq during construction activities. Such means and methods may include but are not limited to installing temporary noise shields or baffles around heavy duty construction equipment, limiting the number of pieces of heavy-duty equipment operating within the same time and space, and minimizing construction noise activity levels to the maximum extent feasible. (Mitigation NOI-MM-2)

3. Temporary construction sound barriers shall be erected along the eastern boundary of the Art Complex construction site during building demolition and surface grading activities. The construction barrier shall be a minimum of 8 feet in height and designed to provide a minimum 5 dBA reduction in noise at Sensitive Receptor 13. Alternatively, the College may utilize other means and methods to ensure the construction activities for the Art Complex do not exceed 20 dBA Leq during construction activities. Such means and methods may include but are not limited to installing temporary noise shields or baffles around heavy duty construction equipment, limiting the number of pieces of heavy-duty equipment operating within the same time and space, and

minimizing construction noise activity levels to the maximum extent feasible. (Mitigation NOI-MM-3)

4. The following measures shall be implemented to reduce potential impacts to on-site noise sensitive receptors: during the active construction periods, equipment and trucks used for construction shall utilize the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, acoustically attenuating shields or shrouds) wherever feasible; stationary equipment such as generators and air compressors, construction staging areas, and material stockpiling area should be located as far away from on-site instructional areas as feasible; and temporary sound walls and/or acoustic blankets shall be installed as necessary to block the line-of-sight between the on-site sensitive receptor and the noise source to ensure an interior noise level of 50 dBA or lower is achieved for any occupied interior classroom spaces. (Mitigation NOI-MM-4)

SECTION 3. Consistent with Sections 1405(l) and (m) of the Santa Monica College CEQA Guidelines and Sections 15091 and 15092 of the State CEQA Guidelines, the Board of Trustees finds that all impacts resulting from the Santa Monica College 2024 Main Campus Master Plan Update can be reduced to an acceptable level with implementation of mitigation measures as established in Chapter IV of the Final EIR.

SECTION 4. The Final EIR found that the CEQA-mandated environmentally superior alternative is the No Project Alternative on the basis of the minimization or avoidance of physical environmental impacts. In comparison to the proposed project, the Final EIR determined that the No Project Alternative would have no impact with respect to construction-related impacts (aesthetics, air quality emissions, cultural resources, energy consumption, GHG emissions, land use and planning, and construction noise and vibration); but since the No Project Alternative would not improve the existing SMC building designs that would implement policies, programs and plans intended to reduce the reliance on fossil fuels, GHG emissions, energy demand, and promote overall public health, the No Project Alternative would result in increased operational impacts with respect to aesthetics (scenic quality), air quality, energy, and GHG emissions, when compared with the proposed project. The CEQA Guidelines require that if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Consistent with Sections 1405(l) and (m) of the Santa Monica College CEQA Guidelines and Sections 15091 and 15092 of the State CEQA Guidelines, and as detailed in Section V.2 of the Final EIR, the Board of

Trustees finds that Alternative 2 (Reduced Density Alternative) would be environmentally superior. As analyzed in Section V.2 of the Final EIR, in comparison to the Proposed Project, Alternative 2 would have reduced less-than-significant impacts with respect to construction-related impacts (air quality emissions, energy consumption, GHG, and construction noise and vibration), since this Alternative would not include any Phase 3 construction and development. Additionally, Alternative 2 would result in less than significant construction noise impacts and would not require mitigation, compared to the Proposed Project's less than significant impacts with mitigation. However, because Alternative 2 would result in more gross building area than the Proposed Project, Alternative 2 would result in increased less-than-significant operational impacts with respect to air quality, energy, and GHG. As detailed in Section V.D of the Final EIR, while Alternative 2 would meet a majority of the project objectives, this Alternative would reduce the proposed open space, would result in redundancy of the Business Building and Art Complex, and would not improve internal student and pedestrian circulation to Lots 3 and 4 or visitors to the pool. Nor would Alternative 2 support the objective to encourage setbacks and pedestrian pathways that would improve outdoor mobility, nor would this Alternative improve the streetscape elements along Pearl Street. The project as proposed would provide more open-air amenity space and recreational opportunities for the SMC students and faculty and would achieve additional modernizing and upgrading of the existing onsite buildings to better serve students as well as greater energy conservation and greater reductions in GHG, all the while avoiding any significant adverse environmental impacts.

SECTION 5. The preceding Findings, although based primarily on conclusions of the Final EIR, have not attempted to describe the full analysis of each environmental impact contained in the Final EIR. Instead, these Findings incorporate by reference the discussion and analyses set forth in the Final EIR and associated reference documents supporting the Final EIR's determinations regarding the nature and severity of the impacts of the project and effectiveness of the mitigation measures designed to address those impacts. In making these Findings, the Board of Trustees ratifies, adopts, and incorporates into these Findings the analysis and explanation in the Final EIR and ratifies, adopts and incorporates in these Findings the determinations and conclusions of the Final EIR.

SECTION 6. Consistent with Public Resources Code Section 21081.6 (a provision of CEQA), the Board of Trustees adopts the Mitigation Monitoring Program ("MMP"), which is incorporated in the Final EIR as Section V. Mitigation Monitoring Program and which is incorporated herein by this reference as Exhibit "A", to mitigate or avoid significant effects of the

Santa Monica College 2024 Main Campus Master Plan Update on the environment and to ensure compliance during project implementation. The MMP incorporates all of the mitigation measures identified as feasible in the Final EIR and as set forth in Section 2 herein, which are hereby approved as part of this Resolution approving the Santa Monica College 2024 Main Campus Master Plan Update.

SECTION 7. Consistent with Public Resources Code Section 21081.6(a)(2) (a provision of CEQA), the documents which constitute the record of proceedings for approving the Santa Monica College 2024 Main Campus Master Plan Update are located in the office of the Director of Facilities Planning of Santa Monica College, located at 1900 Pico Blvd, Santa Monica, CA 90405. The custodian of these records is Mr. Charlie Yen of Santa Monica College, who may be reached at YEN_CHARLIE@smc.edu.

SECTION 8. The Santa Monica College 2024 Main Campus Master Plan Update is hereby approved. Based upon the record of the proceeding, the Board of Trustees finds that the Santa Monica College 2024 Main Campus Master Plan Update advances the mission of Santa Monica College "to create a learning environment that both challenges our students and supports them in achieving their educational goals" and to "prepare our students to contribute to the global community as they develop an understanding of their personal relationship to the world's social, cultural, political, economic, technological, and natural environments." (Adopted Mission Statement.) The Santa Monica College 2024 Main Campus Master Plan Update will also further Santa Monica College's adopted goals as to: modernizing academic and student spaces, replacing or renovating educational buildings in critical condition, demolishing temporary and modular buildings on the campus, maintaining the quality and character of the campus open space as a learning environment, beautifying and activating Pico Boulevard, beautifying and activating Pearl Street, moving the College toward sustainability goals, and creating a flexible plan that can shift with unknowns.

This includes the Pearl Street replacement buildings which would serve educational purposes, such as Sustainability and Climate Tech, Public Health and Social Work, and Learning Commons as well as the new Campus Police Headquarters to provide for more effective campus safety and security, an enhanced public serving area, and instructional space for public safety training and cadet programs, which complements SMC's academic program in Administration of Justice (a/k/a/ Criminal Justice).

Therefore, in accordance with Government Code Section 53094 and in full compliance therewith, the Board of Trustees hereby renders the City of Santa Monica's zoning regulations inapplicable to the Santa Monica College 2024 Main Campus Master Plan Update. Notification of this action shall be communicated to the City of Santa Monica within 10 days of the date of adoption of this Resolution.